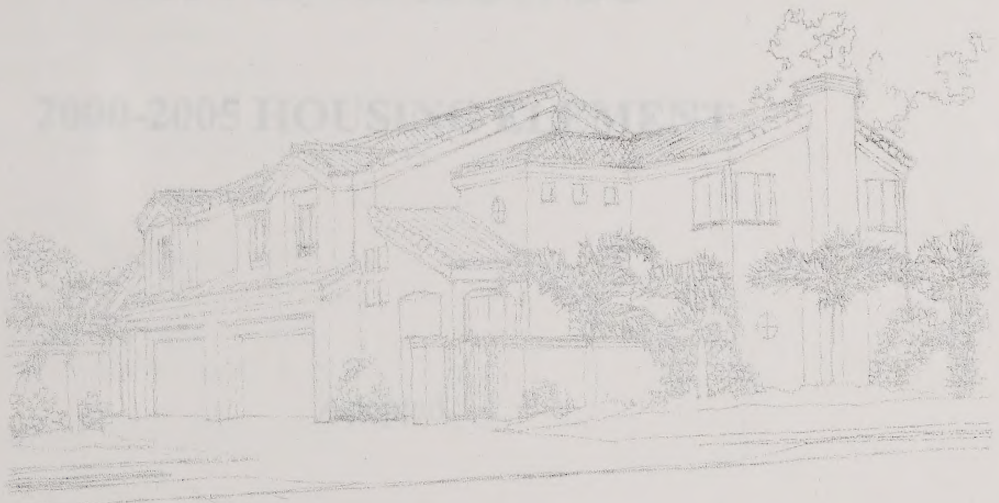


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City of El Segundo
2000-2005 Housing Element



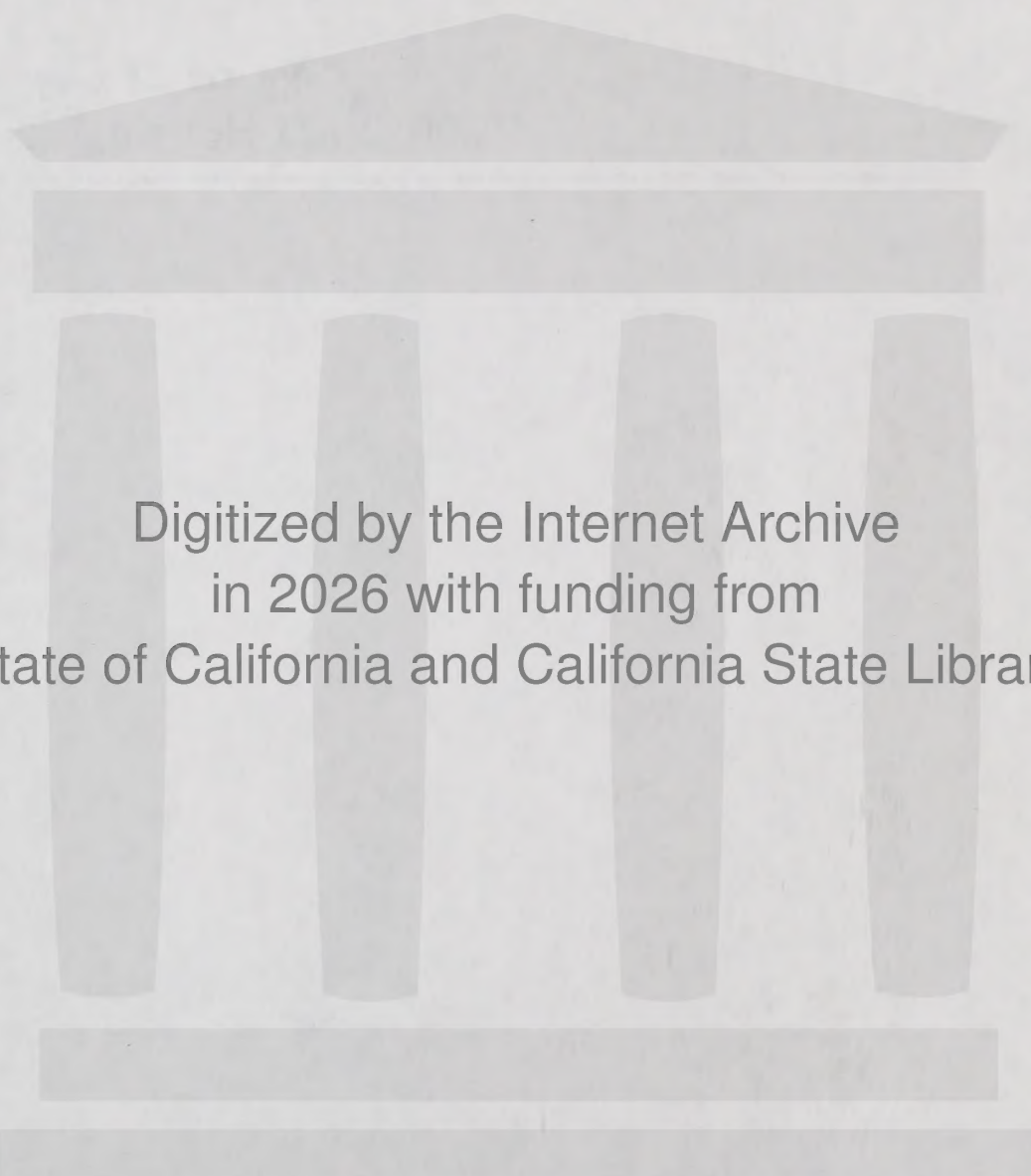
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CITY OF EL SEGUNDO
HOUSING ELEMENT

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Adopted

July 2001

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**CITY OF EL SEGUNDO
HOUSING ELEMENT**

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1. INTRODUCTION

The City of El Segundo is located in the South Bay Region of Los Angeles County, approximately 20 miles southwest of downtown Los Angeles. The City occupies an area of approximately 5.46 square miles, and is home to approximately 16,400 residents and a large daytime employee population of about 80,000. The City is bordered on the North by the Los Angeles International Airport; on the West by the Pacific Ocean; to the South by the Chevron Refinery; and to the East by the 405 Freeway. These barriers isolate El Segundo's residential and downtown communities from other South Bay communities. Figure 1 depicts El Segundo's regional location and City boundaries respectively.

Given the lack of vacant residential land in El Segundo, combined with the City's predominately commercial and industrial orientation, the City has experienced only limited residential growth over the past two decades, with an average annual growth of only three units per year since 1995. Many residents view El Segundo's stable residential neighborhoods and sound housing stock as one of the City's greatest attributes. The City's stock of 7,300 dwelling units is characterized by a relatively even split between single and multi-family residences, although the 1990 census documents a majority of the City's units (60 percent) are renter-occupied. With relatively affordable home prices and rental rates compared to neighboring coastal communities, El Segundo offers a range of housing opportunities to the varied income levels of residents in the community.

This 2000-2005 Housing Element of El Segundo's General Plan sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters relating to housing.

A. STATE POLICY AND AUTHORIZATION

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive General Plans. Section 65302 (c) of the Government Code sets forth the specific components to be contained in a community's housing element. Table 1 summarizes these State requirements and identifies the applicable sections in the El Segundo Housing Element where these requirements are addressed.

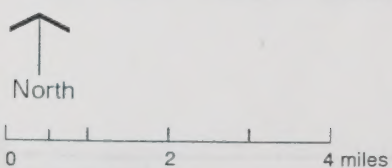
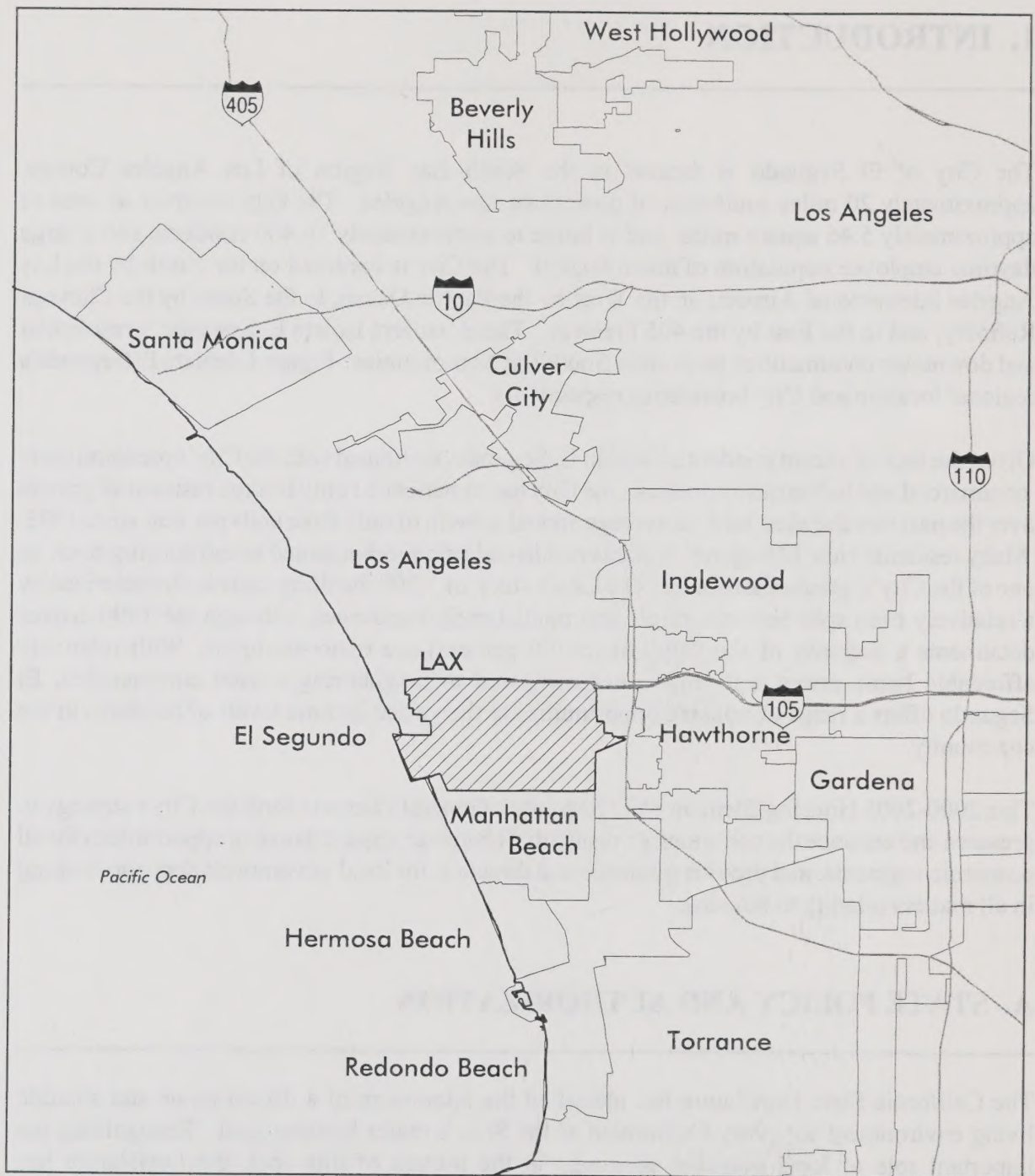


Figure 1
Regional Location
 City of El Segundo
 Housing Element

State law requires Housing Elements to be updated at least every five years to reflect a community's changing housing needs. El Segundo's Housing Element was last updated in 1992 and is currently being updated through the year 2005 as part of the five-year update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region. The Element sets forth a strategy to address the City's identified housing needs, including specific implementing programs and activities. The Housing Element is a five-year plan, extending from 2000 to 2005. The other General Plan elements typically cover a ten- to 20-year planning horizon.

B. ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element sets forth housing goals and policies for El Segundo to address the City's existing and projected needs. Specific housing programs to implement these goals and policies are identified in the final Housing Plan section of the document. The El Segundo Housing Element is comprised of the following major components:

1. An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock (Section 2).
2. A summary of the present and projected housing needs of the City's households (Section 3).
3. A review of potential constraints to meeting the City's identified housing needs (Section 4).
4. An evaluation of opportunities that will further the development of new housing (Section 5).
5. A statement of the Housing Plan to address El Segundo's identified housing needs, including housing goals, policies and programs (Section 6).

Table 1
State Housing Element Requirements

Required Housing Element Component	Document Reference
A. Housing Needs Assessment	
1. Analysis of population trends in El Segundo in relation to regional trends.	Section 2-A.
2. Analysis of employment trends in El Segundo in relation to regional trends.	Section 2-A.
3. Projection and quantification of El Segundo's existing and projected housing needs for all income groups.	Section 3.
4. Analysis and documentation of El Segundo's housing characteristics including the following: a. level of housing cost compared to ability to pay; b. overcrowding; c. housing stock condition.	Section 2-B. Section 2-B. Section 2-C.
5. An inventory of land suitable for residential development, including vacant sites, land having redevelopment potential, and an analysis of the relationship of zoning, public facilities, and services to these sites.	Section 5-A.
6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 4-B.
7. Analysis of existing and potential non-governmental and market constraints upon the maintenance, improvement, or development of housing for all income levels.	Sections 4-A.
8. Analysis of special needs households: disabled, elderly, large families, female-headed households, farmworkers.	Section 2-B.
9. Analysis concerning the needs of homeless individuals and families in El Segundo.	Section 2-B.
10. Analysis of opportunities for energy conservation with respect to residential development.	Section 5-B.
B. Goals and Policies	
1. Identification of El Segundo's goals and policies relative to maintenance, improvement, and development of housing.	Section 6-A.

Required Housing Element Component	Document Reference
C. Implementation Program	
An implementation program should do the following:	
1. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 6-D.
2. Program to assist in the development of adequate housing to meet the needs of low and moderate income households.	Section 6-D.
3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in El Segundo.	Section 6-D.
4. Conserve and improve the condition of the existing and affordable housing stock in El Segundo.	Section 6-D.
5. Promote housing opportunities for all persons.	Section 6-D.
6. Preserve lower income households assisted housing developments.	Section 6-D.

C. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City of El Segundo General Plan is comprised of the following ten elements: 1) Land Use; 2) Economic Development; 3) Circulation; 4) Housing; 5) Open Space & Recreation; 6) Conservation; 7) Air Quality; 8) Noise; 9) Public Safety; and 10) Hazardous Materials & Waste Management. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the Plan. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

D. PUBLIC PARTICIPATION

Section 65583 (c)(5) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

City residents have several opportunities to recommend strategies, review, and comment on the El Segundo Housing Element. The Planning Commission conducted three public study sessions, and the City Council conducted two study sessions during development of the Element. Each of these study sessions was advertised in the local newspaper, and is televised on the City's local channel. Copies of the draft Housing Element are made available in public locations, including the public library and City Planning Department public counter, the Joselyn Community Center, and sent directly to the local Board of Realtors and the Park Vista Senior Housing Board (represents City's low-income housing project). Once the State Department of Housing and Community Development has reviewed the draft Element, public hearings are conducted before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing and hearings are televised. As a means of specifically soliciting input on the Draft Housing Element from organizations representing lower income and special needs populations, the City will send copies of the draft Element to the following non-profit housing and service providers, along with notification of public hearings on the Element: Access Community Housing (elderly/disabled/homeless), Habitat for Humanity-Los Angeles, Corridor Economic Development Corporation (families), Los Angeles Community Design Center (families/special needs), and Southern California Housing Development Corporation. Planning Commission and City Council will consider all public comments received and will make appropriate revisions to the Draft Housing Element prior to adoption.

E. SOURCES OF INFORMATION

The Housing Element needs assessment is based primarily on the sources listed below:

1. U.S. Department of Commerce, Bureau of Census, 1980 and 1990 Census reports
2. State Department of Finance, 1998 Population and Housing Estimates
3. Housing Element Update of the El Segundo General Plan, 1992
4. Housing Element Existing Conditions Report, 1992
5. City of El Segundo Zoning Ordinance, 1993
6. SCAG Regional Housing Needs Assessment, 1999
7. California Association of Realtors 1998/1999 Sales Data
8. *Daily Breeze* rental listings (April-May 1999)
9. SCAG Growth Forecasts 1994-2020
10. City of El Segundo Quarterly Code Compliance Reports

2. HOUSING NEEDS ASSESSMENT

Assuring the availability of adequate housing for all social and economic sectors of the City's present and future population is an important goal for El Segundo. To achieve this goal requires an assessment of the housing needs of the community and region. This section discusses the demographic, socio-economic, and housing characteristics of the City of El Segundo in an effort to determine the specific housing needs of the City and its residents. The Needs Assessment section of the Housing Element will serve to identify the nature and extent of unmet housing needs in the City.

A. POPULATION

1. Population Growth Trends

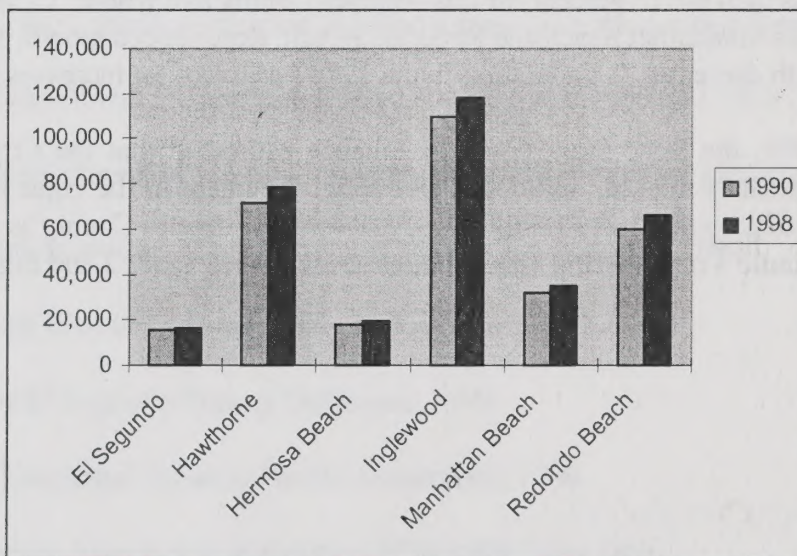
The City saw a 1.2 percent average annual decrease in its population growth during the 1970's, resulting in a population decrease of 12 percent from 1970 to 1980. In contrast, the 1990 Census reported that El Segundo's population was 15,223 persons, marking a population increase of nearly 11 percent in the span of ten years since the 1980 census. This growth rate was noticeably less than the 17 percent for Los Angeles County as a whole. Cities surrounding El Segundo, such as Manhattan Beach and Redondo Beach, experienced growth patterns similar to El Segundo, with decreases in population in the 1970's and modest increases in the 1980's.

As of January 1998, the State Department of Finance estimated that the City's population numbered approximately 16,424, an increase of about 8 percent in the eight years since the Census. This rate of growth is just slightly below that for Los Angeles County as a whole or that of most of El Segundo's neighboring communities as shown on Table 2 and Figure 2.

Table 2
Population Growth Trends

Jurisdiction	1990	1998	Change 1990-1998
El Segundo	15,223	16,424	7.9%
Hawthorne	71,349	78,573	10.1%
Hermosa Beach	18,219	19,098	4.8%
Inglewood	109,602	118,484	8.1%
Manhattan Beach	32,063	34,898	8.8%
Redondo Beach	60,167	65,755	9.3%
Los Angeles County	8,863,164	9,603,291	8.4%

Figure 2
Population Change 1990 - 1998



Sources: 1990 U.S. Census
California State Department of Finance,
Pop. & Hsg. Estimates as of January 1, 1998

2. Age Characteristics

Age distribution is an important factor in determining market housing demand. Traditional assumptions are that the young adult population (20 to 34 years old) tend to favor apartments, low to moderate cost condominiums, and smaller single family units. The adult population (35 to 65 years old) provides the major market for moderate to high end apartments, condominiums, and single family homes. This age group tends to have higher incomes and larger household sizes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. Table 3 shows the age distribution of the population of the City of El Segundo in 1980 and 1990, and the proportionate age distribution of all Los Angeles County residents in 1990.

Table 3
Age Distribution

Age Group	1980		1990		
	Persons	% of Total	Persons	% of Total	L.A. County % of Total
Under 5 years	652	4.7%	850	5.6%	8.3%
5-9	617	4.5%	796	5.2%	7.3%
10-14	918	6.7%	746	4.9%	6.6%
15-19	1,217	8.9%	769	5.1%	7.2%
20-24	1,400	10.2%	1,097	7.2%	9.1%
25-34	2,698	19.6%	3,682	24.2%	19.8%
35-44	1,847	13.4%	2,747	18.0%	15.1%
45-54	1,912	13.9%	1,824	12.0%	9.5%
55-64	1,382	10.0%	1,249	8.2%	7.3%
65-74	707	5.1%	906	6.0%	5.7%
75+	402	2.9%	557	3.7%	4.0%
Total	13,752	100.0%	15,223	100.0%	100.0%
Median Age	32.6 yrs		33.1 yrs		30.7 yrs

Source: 1980 and 1990 U.S. Census

As shown in Table 3, the 1990 median age in El Segundo of 33.1 years is higher than the County-wide median of 30.7 years. The City witnessed significant proportional and numeric growth during the 1980s in its young adult (age 25-34 years) and mid-adult populations (age 35-44). This working age population has likely been attracted to the City based on the tremendous growth in the local employment base, particularly in the aerospace industry, and in the City's comparatively affordable housing relative to other coastal communities in the South Bay. These characteristics, as an employment center with relatively modest cost housing, have resulted in stable neighborhoods and a tightening of the housing market in El Segundo. El Segundo is a predominantly renter-occupied community according to the 1990 Census, with 60 percent of all households occupied by renters. In conjunction with the growth in the young and mid-adult populations, this may indicate a potential need for increased first-time homebuyer opportunities in the City.

In the younger age groups, growth has not been as pronounced, or has declined. There was less than a 1 percent increase in the City's early school age population (age 0-9 years), and there was an actual numeric decline in population for ages 10 to 24.

More recent information provided by the El Segundo School District is shown in Table 4. This data indicates that from 1990 to 1996 there was an increase in enrollment for all grades, with the most pronounced increase in kindergarten and the smallest increase in tenth grade. Overall, there has been about a 15 percent increase in enrollment, indicating steady growth in the school age population. Of the total enrolled students, approximately 10 percent are permit students, who live outside the district but go there because their parents work in the City. About 40% of these permit students are in high school.

Table 4
School Enrollment by Grade - El Segundo Unified School District

Grade	1990	1992	1994	1996	Change 1990-1996	% Change
K	131	152	214	225	94	71.8%
1	150	146	151	202	52	34.7%
2	139	159	160	193	54	38.8%
3	122	164	159	165	43	35.2%
4	139	158	159	167	28	20.1%
5	147	140	156	166	19	12.9%
6	132	166	165	192	60	45.5%
7	153	173	180	222	69	45.1%
8	148	151	188	191	43	29.1%
9	181	195	213	223	42	23.2%
10	211	181	216	224	13	6.2%
11	163	178	185	210	47	28.8%
12	180	181	178	201	21	11.7%
Total	3,986	4,136	4,318	4,577	591	14.8%

Source: El Segundo Unified School District, 1999.

El Segundo has about the same proportion of seniors (9.7 percent age 65 and older) as the County as a whole (9.7 percent). Between 1980 and 1990, the City experienced only a slight proportional increase in seniors, who in 1980 represented 8.0 percent of the total population. This increase, although slight, will likely continue to grow, and may indicate a need for expanded housing programs such as senior shared housing, senior housing repair assistance, and assisted supportive housing.

3. Race and Ethnicity

The racial and ethnic composition of a community effects housing needs due to the unique household characteristics of different groups. Table 5 shows the changes in the racial/ethnic composition of El Segundo between 1980 and 1990.

There were several dramatic shifts in the years between 1980 and 1990. The most notable of these changes were proportionate increases in the Asian/Pacific Islander, Hispanic and Black populations, although these ethnic groups still comprise less than 15 percent of the City's total population. El Segundo's ethnic composition continues to be predominately White at 84.5 percent of the population. However, this represents a decrease from 1980 when the White population comprised 88.8 percent of the total.

More recent data from the El Segundo Unified School District indicates that during the 1998-99 school year 73.5 percent of all enrolled students in kindergarten through secondary grades were White, 14.4 percent were Hispanic, 9.5 percent were Asian/Pacific Islander, and 2.6 percent were Black. These ethnic characteristics of the student population indicate that the White population has decreased since 1990, while other ethnic groups have increased.

Table 5
Racial and Ethnic Change
from 1980 to 1990

Race/Ethnicity	1980		1990		Change	
	Persons	% of Total	Persons	% of Total	Absolute Change	Percent Change
White	12,208	88.8%	12,987	84.8%	779	+6.4%
Hispanic	1,082	7.9%	1,382	9.0%	300	+27.7%
Asian/Pacific Islander.	244	1.8%	733	4.8%	489	+200.4%
Black	49	0.4%	133	0.9%	84	+171.4%
American Indian	90	0.7%	59	0.4%	-31	-34.4%
Other	79	0.6%	19	0.1%	-60	-75.9%
Total	13,752	100%	15,313	100%	1,561	+ 11.4%

Source: 1980 and 1990 U.S. Census

El Segundo's ethnic make-up does not reflect the racial diversification that is occurring elsewhere in Los Angeles County. A greater proportion of the City's residents are White compared to 41 percent of the County, while persons from the Hispanic and Black groups comprise a smaller proportion of the City's population than they do County-wide (37.3 percent Hispanic, 10.4 Asian, and 10.7 Black). The distribution of the remaining racial or ethnic groups is similar to the County-wide distribution.

Because of the predominance of one racial group in El Segundo, successful housing policies and programs must be sensitive to the different needs and preferences of other cultural groups. Household size, household composition, income levels and preferences in tenure are among the factors which must be considered.

4. Employment

According to the 1990 Census, and as shown on Table 6, there were 9,665 El Segundo residents in the labor force, representing a labor force participation rate of 76.3 percent of persons between the ages of 16 and 64. Most of the City's residents are employed in managerial and professional specialty occupations (42.7 percent) or in technical, sales, and administrative support capacities (32.2 percent). The unemployment rate reported in the 1990 Census was 3.4 percent, compared to the County-wide unemployment rate of 8 percent. The City's unemployment has continued to fall well below the County, with the 1998 annual average documented at 3.0 percent compared to 6.5 percent in the County. In April of 1999, El Segundo had an unemployment rate of 2.7 percent, compared to 6.0 percent for the County.

Table 6
Jobs Held by El Segundo Residents

Job Category	Number	Percent
Managerial/Professional	3,936	42.7%
Sales, Technical, Admin (Support)	2,970	32.2%
Service Occupations	788	8.6%
Precision Production, Craft & Repair	892	9.7%
Operators, Fabricators, & Laborers	543	5.9%
Farming, Forestry, & Fishing	85	0.9%
Total Employed Persons	9,214	95.3%
Total Persons in Labor Force (16 years & over)	9,665	100.0%

Source: 1990 U.S. Census

In 1998, the Southern California Association of Governments (SCAG) prepared growth projections for each jurisdiction in the region for population, households, and employment through the year 2020. The employment projections for the City of El Segundo were as follows:

Year	<u>1994</u>	<u>2000</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
# Jobs	55,106	66,490	80,405	87,024	95,256

A general measure of the balance of a community's employment opportunities with the needs of its residents is through a "jobs-housing balance" test. A balanced community would have a

match between employment and housing opportunities so that most of the residents could also work in the community. Comparing the number of jobs in El Segundo in 1994 (55,106) to the number of housing units in that same year (7,254) indicates a high job-housing ratio of 7.59. This is reflective of the large employment base in El Segundo. Large employers include the Chevron Refinery as well as major aerospace corporations such as the Aerospace Corporation, Hughes Corporation and Raytheon.

El Segundo is a jobs-rich community, and the SCAG projections indicate that it will continue to be, with an estimated increase of almost 29,000 jobs projected from 2000 to 2020. The City's large employment base relative to the small number of housing units, and the projected job increases for the City, indicate that there may be a need for additional housing in the community.

B. HOUSEHOLD CHARACTERISTICS

Information on household characteristics is an important indicator of housing needs in a community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large-family households or female-headed households. For example, if a city has a substantial number of young family households whose incomes compared with local housing costs preclude the option of buying a home, that city may wish to initiate a homebuyer assistance program.

1. Household Composition and Size

The Bureau of the Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a city are important indicators of the type of housing needed in that community.

Table 7 below describes the household characteristics for El Segundo. According to the 1990 Census, there were 6,773 households in the City of El Segundo, about 56 percent of which were family households. This proportion is less than that of Los Angeles County as a whole, where 68 percent of all households consisted of families. Single-person households represent the second largest household group in the City, comprising about 31 percent of all households (2,125). The remaining 879 households fall into the unrelated non-family household category, which consist of unrelated persons living together. About 13 percent of El Segundo's households belonged to this category according to the 1990 Census.

Table 7
Household Characteristics

Household Type	1980		1990	
	Number	Percent	Number	Percent
Total Population	13,752	100.0%	15,223	100.0%
In Group Quarters	60	0.43%	97	0.63%
Total Households	5,985	100.0%	6,773	100.0%
Average Household Size	2.29		2.25	
Families	3,535	59.0%	3,769	56.0%
Single Households	1,988	33.2%	2,125	31.4%
Unrelated Non-Family Households	462	7.0%	879	13.0%

Source: 1980 and 1990 U.S. Census

Household size is an important indicator of a source of population growth. A city's average household size will increase over time if there is a trend towards larger families. In communities where the population is aging, the average household size will often decline.

Between 1980 and 1990, the average household size in El Segundo decreased slightly from 2.29 to 2.25 persons per household. The California State Department of Finance estimates household size in El Segundo at approximately 2.37 persons as of January 1, 1998. This figure is significantly less than the estimates for the City and County of Los Angeles (2.93 and 3.06 persons per household in 1998 respectively), and is fairly comparable with the relatively small average household sizes of all of El Segundo's coastal neighbors. Average household size in nearby cities is shown in Table 8.

Table 8
Average Household Sizes
For the City of El Segundo and Neighboring Communities -- 1998 Estimates

City	Persons Per Household
El Segundo	2.37
Hawthorne	2.84
Hermosa Beach	2.06
Inglewood	3.20
Manhattan Beach	2.42
Redondo Beach	2.39

Source: California Department of Finance, January 1998

2. Overcrowding

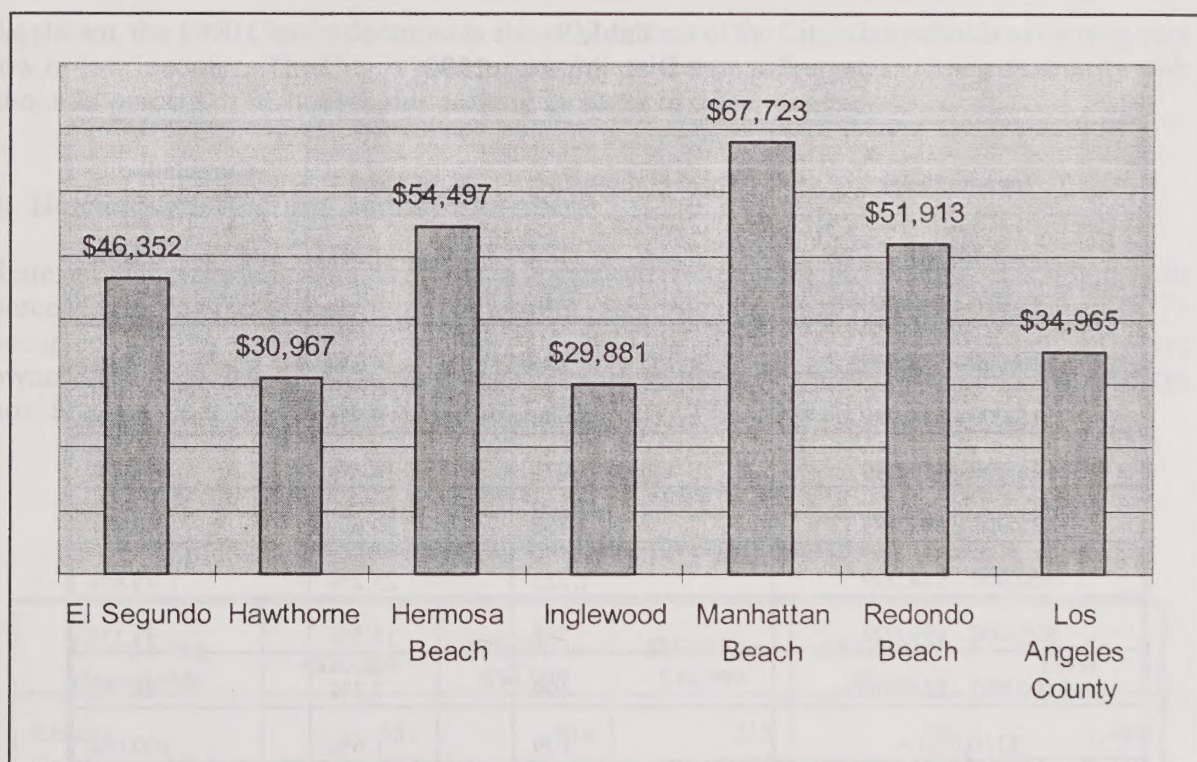
The federal government defines an overcrowded household as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding in households results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

According to the 1990 Census, there were a total of 261 households (3.8 percent) in El Segundo that were living in overcrowded conditions, compared to 19 percent Countywide. Overcrowding among renter-households was more prevalent than among owner-households. Of the total 261 overcrowded households, about 204 were renter-households. In contrast, of the total overcrowded households, only 57 were owner-households. The Census indicates that 66 percent of the households in El Segundo have less than .50 persons per room, therefore, overcrowding does not appear to be a primary issue for the City.

3. Household Income and Income Distribution

Income is a major factor in evaluating the affordability of housing in a community. According to the 1990 Census the median household income in El Segundo was \$46,352, which is well above the County-wide median household income of \$34,965. In comparison with its neighbors, the median household income in El Segundo was higher than that of Hawthorne and Inglewood; somewhat lower than Hermosa Beach and Redondo Beach; and significantly lower than that of Manhattan Beach. Figure 3 shows the City's median household income in comparison to neighboring cities as well as to the Los Angeles County average.

Figure 3
Household Income Characteristics
For El Segundo and Neighboring Communities - 1990



Source: 1990 U.S. Census

The State Department of Housing and Community Development has developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area (MSA) established by the U.S. Department of housing and Urban Development:

- Very Low Income: 50 percent or less of the area MFI;
- Low Income: between 51 and 80 percent of the area MFI;
- Moderate Income: between 81 and 120 percent of the area MFI;
- Upper Income: greater than 120 percent of the area MFI.

The 1989 MFI for the Los Angeles-Long Beach MSA (\$38,000) was used to interpolate the City's income distribution from the census according to the above categories. The income distribution of the City of El Segundo is presented in Table 9. Table 10 breaks the income distribution of the City's residents down into the income categories designated by HUD.

Table 9
Income Distribution - 1990

Income Level	No. of Households	% of Total	Cumulative Percentage
< \$5,000	129	1.9%	1.9%
\$5,000 - \$9,999	230	3.4%	5.3%
\$10,000 - \$14,999	295	4.3%	9.6%
\$15,000 - \$24,999	680	9.9%	19.5%
\$25,000 - \$34,999	975	14.3%	33.8%
\$35,000 - \$49,999	1,408	20.6%	54.4%
\$50,000 - \$74,999	1,722	25.2%	79.6%
\$75,000 - \$99,999	788	11.5%	91.1%
\$100,000 - \$149,000	499	7.3%	98.4%
\$150,000 +	109	1.6%	100.0%
Total	6,835	100.0%	100.0%

Source: 1990 U.S. Census

Table 10
HUD Income Groups - 1990

Income Group	No. of Households	% of Total
Very Low Income (0-50% of County Median)	926	13.5%
Low Income (51-80% of County Median)	935	13.7%
Moderate Income (81-120% of County Median)	2,429	35.5%
Upper Income (+120% of County Median)	2,545	37.2%
Total	6,835	100.0%

Source: 1990 U.S. Census

As shown, the 1990 Census documents about 27 percent of the City's households as earning very low or low incomes. The City is predominately a moderate and upper income community with about 73 percent of its households earning incomes in these ranges.

4. Housing Affordability and Overpayment

State and Federal standards specify that a household overpays for its housing costs if it pays 30 percent or more of its gross income on housing. According to the 1990 Census, there were 6,773 occupied housing units in El Segundo. Of these occupied units, 2,736 (40.4 percent) were owner-occupied, and 4,037 (59.6 percent) were occupied by renters. Table 11 summarizes housing overpayment statistics by tenure for the City of El Segundo.

Table 11
Summary of Housing Overpayment

Overpaying Households	<\$20,000	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 or More	Total
Renters	552	616	235	58	1,461
Owners	101	98	114	468	781
Total	653	714	349	526	2,242

Source: 1990 U.S. Census

According to the Census, 2,242 El Segundo households (33 percent of the City's total households), were spending 30 percent or more of their income on housing. Of these households, 1,461 (65 percent) were renters, constituting slightly more than one-third of the total renter households in the City. The majority of these overpaying renter households earned less than \$35,000, with 37% earning less than \$20,000. This may indicate a need for more affordable rental housing in El Segundo, and/or rent subsidies for very low income households.

In households with incomes of \$50,000 or more, the majority of households overpaying were owner households. While the extent of owner households overpaying for housing is not as great as that for renter households, there still may be a need for assistance to low and very low income homeowners. In particular, seniors tend to have limited and fixed incomes, as well as physical limitations which may hinder their abilities to adequately maintain their properties.

5. Special Needs Groups

Certain segments of the population may have particular difficulties in finding decent, affordable housing due to their special needs. These special needs groups, as defined by State housing element law, include the elderly, disabled persons, large households, female-headed households, farmworkers, and the homeless. In addition, military households are a group with special housing needs in El Segundo. Table 12 summarizes the numbers of households/persons in each of these special needs groups in the City of El Segundo.

Table 12
Special Needs Groups

Special Need Group	No. Of Persons/Households	% Total Population/Households
Elderly Households (age 65+)	1,120	16.5%
Elderly Living Alone	454	6.7%
Disabled Persons (Age 16+)	1,251	9.9% ¹
Large Households (5 or more members)	385	5.7%
Female-Headed Households	575	8.5%
With Children (< 18 years old)	325	4.8%
Farmworkers	85	.56%
Military Personnel (in labor force)	130	.85%
Homeless persons	7 - 10	.04%

Source: 1990 U.S. Census, El Segundo Police Department (Homeless persons)

¹Percent of population 16 years and over.

Elderly Persons

The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and dependence needs. The population over 65 years of age has four main concerns:

- Income: People over 65 are usually retired and living on a fixed income;
- Health Care: Because they have a higher rate of illness and dependency, health care and supportive housing are important;

- Transportation: Many seniors use public transit, however a significant number of seniors have disabilities and require alternative transportation;
- Housing: Many seniors live alone and many of them are renters.

These characteristics indicate a need for smaller, lower cost housing units with easy access to public transit and health care facilities.

The Census shows that roughly 16.5 percent of the City's households were headed by elderly persons age 65 and above. Of these approximately 1,120 households, 454 consisted of elderly persons living alone. Members of this subpopulation of the elderly may have special needs for assistance with finances, household maintenance, and other routine activities. This is particularly true of persons age 75 and older who are more likely to be the "frail elderly." The City currently provides services for seniors through its Senior In-Home Care and Home Delivered Meals programs, which are supported with CDBG and City General funds. The City has approved \$300,000 in funding for the 2000/2001 FY for the development of architectural plans for a new Community Center in Recreation Park, in the center of the City's residential area. The Center will allow the existing senior services to be consolidated and expanded into the existing Joslyn Center, as the offices currently located within the Joslyn Center will be relocated to the new Community Center.

The 1990 Census indicates that there were at least 57 persons age 65 and over living at the poverty level. This indicates that there may be a need for additional affordable senior housing. In 1984, the City developed Park Vista, a 97-unit senior housing project for seniors capable of independent living. Rents are restricted to levels of affordable to very low-income households, and occupancy is limited to El Segundo residents with incomes which fall below moderate income levels. Discussions with management at Park Vista indicate there is a need for an assisted care facility in the City as a continuum for residents needing to move into a more supportive housing environment.

Disabled Persons

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. As shown in Table 13, the 1990 Census indicates that approximately 10.0 percent of El Segundo's population age 16 years and older, has some form of work or mobility/self-care disability.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of disabled persons would be within federal Section 8 income limits, especially those households not in the labor force. Furthermore, most lower income disabled persons are likely to require housing assistance. Their housing need is further compounded by design and location requirements which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modification to improve accessibility. Accessible housing can also be provided through senior housing development.

Table 13
Disability Status of Non-institutional Persons

Age and Disability Status	Number	Percent
Persons 16-64 Years Old	11,070	88.2%
With Work Disability only	513	4.6%
With Mobility/Self-care Limitations only	174	1.6%
With both Work and Mobility/Self-care Limitations	87	.78%
Persons 65 Years and Over	1,475	11.7%
With Work Disability only	198	13.4%
With Mobility/Self-care Limitations only	97	6.6%
With both Work and Mobility/Self-care Limitations	182	12.3%
Total Persons, 16 Years and Over	12,545	100%
With Work Disability only	711	5.7%
With Mobility/Self-care Limitations only	271	2.2%
With both Work and Mobility/Self-care Limitations	269	2.1%
Total Disabled Persons 16 Years and Over	1,251	9.9%

Source: 1990 U.S. Census

Large Households

Large Households are defined as those with five or more members. The special needs of this group are based on the limited availability of adequately sized, affordable housing units. Because of housing stock limitations, and the fact that large families often have lower incomes, they are frequently subjected to overcrowded living conditions. The increased strain which overcrowding places on housing units only serves to accelerate the pace of unit deterioration.

The City will expand the services provided to large households with the development of the new Community Center. The Center is envisioned as providing a gymnasium, basketball court, multi-purpose/lecture facilities, dance/aerobic studios, a banquet room, community cable facilities and other community serving facilities.

According to the 1990 Census, only 5.7 percent of all households in the City of El Segundo consisted of large family households. In contrast to many communities where large households consist predominately of ethnic minorities and renters, large households in El Segundo are predominately non-minority homeowners, and therefore do not experience the same household overcrowding problems as in many communities.

With one third of the City's housing stock comprised of three or more bedroom-units, the City has more than an adequate supply of housing units to accommodate the needs of its large family households.

Female-Headed Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. In particular, female-headed households with children tend to have lower-incomes than other types of households, a situation that limits their housing options and access to supportive services.

The 1990 Census indicates that there are 575 female-headed households in the City of El Segundo, 325 of which have children under the age of 18. These numbers account for approximately 8.5% and 4.8% respectively of all households in the city. There are 38 female-headed households with minor children that have incomes below the poverty level.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next.

The 1990 Census reported that less than one percent (85 persons) of the City of El Segundo's residents were employed in farming, forestry, and fishing occupations. Due to El Segundo's urban setting and nominal farmworker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

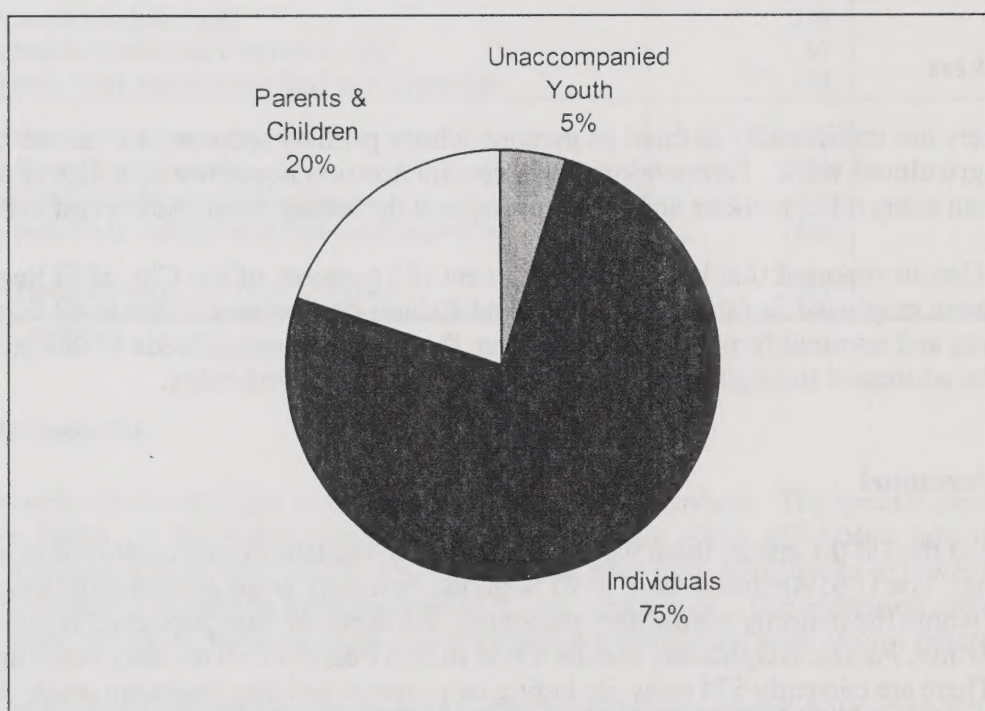
Military Personnel

According to the 1990 Census, there were 130 persons in the labor force employed in military occupations. The U.S. Air Force base in El Segundo currently employs approximately 1,500 persons of whom the majority are military personnel. Housing for base personnel is provided at Fort MacArthur, Pacific Heights and Pacific Crest in San Pedro for all military ranks and their families. There are currently 574 units, including two-, three- and four-bedroom units. Another 71 units are currently under construction at Fort MacArthur. In addition, there are 52 single occupancy units available in three dormitories. Air Force personnel unable to be housed in military housing contribute to the demand for affordable housing in the community.

Homeless Persons

According to the most recent homeless study prepared by Shelter Partnership, up to 84,300 people in Los Angeles county were homeless on any given night between July 1993 and June 1994.¹ Among these homeless people, there were approximately 12,400 homeless family members, including 8,800 homeless children. In the course of that year, up to 236,400 people in the County were homeless. Among these homeless people, there were up to 49,000 homeless family members, including 12,000 homeless children. As shown in Figure 4, the Shelter Partnership data reflects a diverse homeless population.

Figure 4
Composition of Homeless Population - Los Angeles County
July 1993 and June 1994



Homelessness in El Segundo does not appear to be as critical as statistics indicate for the County. Recent discussions with the El Segundo Police Department indicate that the City has a small number of homeless relative to its total population, with an estimated average of seven to ten homeless individuals on any given night. These individuals are fairly constant, and are

¹ Shelter Partnership, Inc. *The Number of Homeless People in Los Angeles City and County, July 1993 to June 1994.*

characterized as single men with drug or alcohol dependencies, and/or mental illnesses. The 1990 Census reported that in El Segundo there were no persons visible in street locations or emergency shelters for the homeless.

At the present time there are no emergency shelters or transitional housing facilities within the City of El Segundo, with the closest shelters located five miles away in Redondo Beach or in nearby Lawndale. However, the Salvation Army does provide the Police Department with nominal funding on an ad hoc basis to assist homeless persons that come through El Segundo. These funds are used to provide fast food coupons, and bus fare which would allow transportation to overnight facilities. A spokesperson for the Family Crisis Center in Redondo Beach indicated that most of the South Bay region's shelters are located in Long Beach, Carson or San Pedro. Table 14 lists some of the key service providers for homeless persons in the South Bay region.

Table 14: Key Service Providers for Homeless Persons in the South Bay Region	
Organization	Address
Family Crisis Center	10000 Wilshire Blvd., Suite 100, Los Angeles, CA 90024
Salvation Army	1000 Wilshire Blvd., Suite 100, Los Angeles, CA 90017
Redondo Beach Shelter	1000 Wilshire Blvd., Suite 100, Redondo Beach, CA 90401
Lawndale Shelter	1000 Wilshire Blvd., Suite 100, Lawndale, CA 90401
Long Beach Shelter	1000 Wilshire Blvd., Suite 100, Long Beach, CA 90801
Carson Shelter	1000 Wilshire Blvd., Suite 100, Carson, CA 90745
San Pedro Shelter	1000 Wilshire Blvd., Suite 100, San Pedro, CA 90601

Table 14
Inventory of Homeless Services and Facilities In the South Bay Region

Organization	Services Provided
Catholic Charities - Family Shelter 123 East 14th. Long Beach, CA 90813 (310) 591-1351	Provides 68 beds for homeless men, women and children. Single residents must be elderly or disabled. Stays of up to 45 days are permitted.
Christian Outreach Appeal 318 Elm Avenue Long Beach, CA 90802 (310) 436-9877	Provides 30 beds for low-income men, women and families with children for up to 2 years.
Excelsior House 1007 Myrtle Ave. Inglewood, CA 90301 (310) 412-4191	Provides 8 beds for men and women with alcohol/drug or mental disorders for up to 3 weeks. Persons must be referred by a mental health agency, psychiatrist, or social worker.
Family Crisis Center 103 West Torrance Blvd. Redondo Beach, CA 90277 (310) 379-3620	Provides beds for up to 15 women with children under 18 who are victims of domestic violence. Shelter for adolescents at risk of becoming homeless is also provided. Services include referrals to homeless shelters and outpatient counseling. Stays of up to 6 months are permitted.
Harbor Interfaith Shelter 1420 W. 8 th Street San Pedro, CA 90732 (310) 831-0589	Provides 70 beds for families and children for up to 2 months.
House of Yahweh 4430 West 147 th Street Lawndale, CA 90260 (310) 675-1384	Provides transitional housing with 16 beds for men and women including families with children for up to 6 months.
Long Beach Rescue Mission P.O. Box 1969 Long Beach, CA 90801 (310) 591-1292	Provides shelter and a 12 month substance abuse program for men and women. Up to 133 beds are provided. The length of stay varies.
Salvation Army 809 E. 5 th St. Los Angeles, CA 90013 (213) 626-4786	Provides 286 beds for men and women for up to a stay of one year.
Transitional Living Centers 16119 Prairie Avenue Lawndale, CA 90260 (310) 542-4825	Provides 12 beds for up to 4 months for chronically mentally ill persons.

Source: Community Development Commission County of Los Angeles, Housing and Community Development Plan, 1995-1998; Cotton/Beland/Associates, 1999.

C. HOUSING STOCK CHARACTERISTICS

A housing unit is defined as a house, apartment, or single room, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

1. Housing Growth

As of January, 1998, the State Department of Finance documents there are 7,340 dwelling units in El Segundo, an increase of only 150 units (2.1 percent) since 1990. This growth rate was approximately the same as that of the City of Los Angeles, but slightly less than the County (Table 15). Meanwhile, El Segundo's population is estimated to have grown by nearly 1,201 persons (7.8 percent) during this time period. There has been only a slight increase in the 1998 average household size of 2.35, compared to 2.25 in 1990.

Table 15
Housing Growth Trends in El Segundo
And Neighboring Communities

City or Jurisdiction	Housing Units		Change 1990- 1998
	1990	1998	
El Segundo	7,190	7,340	2.1%
Hawthorne	29,214	29,578	1.2%
Hermosa Beach	9,689	9,772	0.9%
Inglewood	38,713	39,173	1.2%
Manhattan Beach	14,695	15,123	2.9%
Redondo Beach	28,220	29,022	2.8%
City of Los Angeles	1,299,343	1,326,774	2.1%
Los Angeles County	3,163,343	3,247,372	2.7%

Sources: 1990 U.S. Census;
California State Department of Finance, Pop. & Hsg. Estimates
as of January 1, 1998.

2. Housing Type and Tenure

Table 16 provides the breakdown of the City's housing stock in 1990 and 1998 by unit type. As shown, while single-family detached homes remain the predominant housing type, the majority of growth occurring in the City has been comprised of condominium and apartment complexes with five or more units. Due to the City's scarcity of vacant residential land, most of the growth has been accommodated through recycling of existing lower density residential, and particularly of smaller multi-family projects with 2-4 units. As indicated previously, the proportion of owner-occupied households in El Segundo (40.4 percent) in 1990 is significantly lower than that of renter-occupied households (59.6 percent).

Table 16
Comparative Housing Unit Mix in 1990-1998

Housing Type	1990		1998	
	No. Of Units	% of Total	No. Of Units	% of Total
Single-Family				
Detached	3,129	43.5%	3,159	43.0%
Attached	252	3.5%	293	4.0%
Total	3,381	47.0%	3,452	47.0%
Multi-Family				
2-4 Units	926	12.9%	858	11.7%
5+ Units	2,794	38.9%	3,029	41.3%
Total	3,720	51.7%	3,887	53.0%
Mobile Homes	89	1.2%	1	0.01%
Total Housing Units	7,190	100.0%	7,340	100.0%
Total Occupied	6,773	100.0%	6,915	--
Owner-occupied	2,736	40.4%	n/a	n/a
Renter-occupied	4,037	59.6%	n/a	n/a
Vacancy Rate	5.8%		5.8%	

Source: 1990 U.S. Census;

California State Department of Finance, Pop. & Hsg. Estimates as of January 1, 1998.

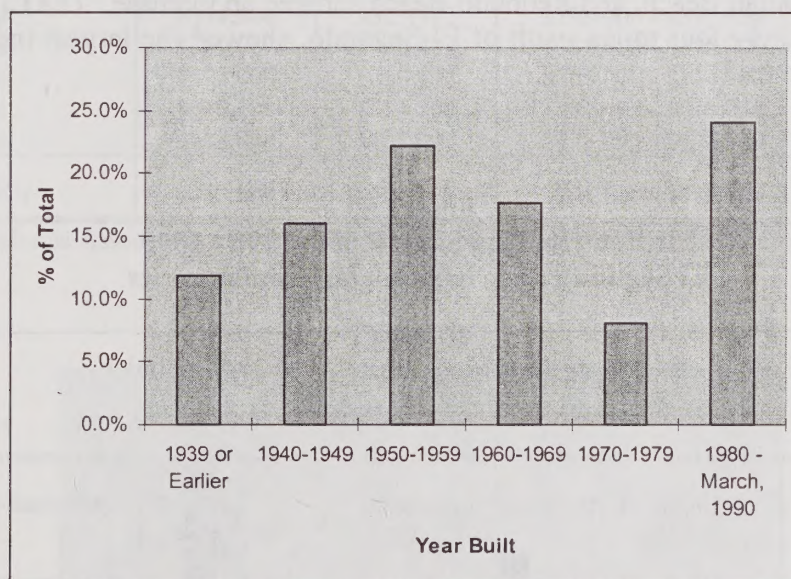
Notes: The 1990 census includes recreational vehicles (RVs) and other non-permanent mobile homes in its definition of "mobile homes - other."

Department of Finance also includes manufactured housing under the count of mobile homes.

3. Age and Condition of Housing Stock

Figure 5 shows the age of the housing stock in El Segundo. In general, housing over 30 years old is usually in need of some major rehabilitation, such as a new roof, foundation work, plumbing, etc. As indicated in Figure 6, the majority (about 68 percent) of El Segundo's housing units were constructed prior to 1970. This represents a significant proportion of the City's housing stock, and indicates that preventative maintenance will be essential to ward off widespread housing deterioration. Some households, such as seniors who have owned their homes for many years and have relatively low house payments, may just be able to afford their monthly housing costs. For such households, the cost of major repairs or renovation may be impossible. Assisting these households through a housing rehabilitation assistance program, such as the existing Minor Home Repair and Residential Sound Insulation Programs, can help preserve the City's existing affordable housing stock.

Figure 5
Age of Housing Stock



Source: 1990 U.S. Census

The Building and Safety Department of El Segundo conducts quarterly code compliance inspections in order to identify those structures which may be in substandard condition or not compliant. The inspection is conducted via a windshield survey only and does not involve interior inspections, therefore it identifies structures which appear to be in violation rather than individual units. These violations are added to the list of active Code Compliance cases and are followed up by code compliance staff. During the first quarter of 1999, the survey showed a total of 18 residential violations Citywide which involved illegal construction or additions, illegal home occupation businesses, or property maintenance issues such as disrepair or lack of landscape maintenance. According to the City, most of these violations were related to property maintenance, and no unit was found to be substandard or illegal.

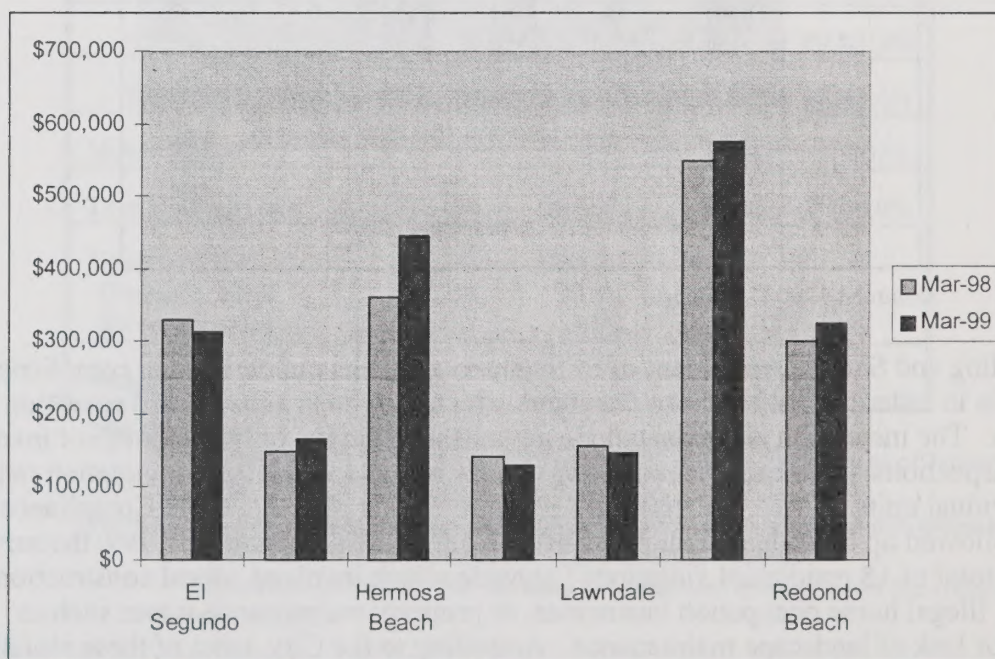
Illegal units include garage, accessory structure, or single-family to multi-family unit conversions. During 1998, the City identified a total of 44 residential violations, or an average of 11 per quarter. The majority of these violations were also related to property maintenance.

4. Housing Costs

Housing Prices

The 1990 Census documents a median housing unit value of \$357,300 in El Segundo, about 58 percent above the county-wide median of \$226,400, but well below Manhattan Beach (\$500,001) and Hermosa Beach (\$431,500). More recent figures from the California Association of Realtors (CAR) indicate that the sales price of housing in El Segundo has dropped since that time. During February-March 1999 the median price of a single-family detached home sold in El Segundo was \$313,250, lower than in the same time period for 1998, when the median price was \$329,250. Median single-family home prices for this time period are shown below in Figure 6 for El Segundo and selected neighboring cities. El Segundo, Inglewood, and Lawndale showed a decrease in median price during the 1998 - 1999 time period whereas Hawthorne, Hermosa Beach, and Manhattan Beach, and Redondo Beach showed an increase. The City of Hermosa Beach, approximately four miles south of El Segundo, showed the largest increase in price during this time period.

Figure 6
Median Housing Sales Prices 1998 - 1999
El Segundo and Neighboring Communities



Source: California Association of Realtors, April 1999

Although not representative of final home prices, the CAR multiple listings provide a more detailed illustration of the current market for single-family homes and condominiums. A summary of this data is shown below in Tables 17 and 18, and documents average asking prices well above the actual sales prices illustrated in Figure 6. Discussions with the City and realtors indicate that the current market in El Segundo is “hot”, and that typically a single-family home is on the market a maximum of 30 days, with many being sold in the first week they are listed. One local realtor reported that there were currently only 30 properties listed compared to the usual 100 or more.

Table 17
Listing Prices of Single-Family Housing Units
April 1999

Number of Bedrooms	Median Price	Average Price	Price Range	Number of Units
1 Bedroom	--	n/a	n/a	n/a
2 Bedrooms	\$314,900	\$323,543	\$298,000 - \$389,000	7
3 Bedrooms	\$349,937	\$358,222	\$338,900 - \$385,000	8
4 Bedrooms	\$592,000	\$556,492	\$365,000 - \$764,900	12
5 Bedrooms	\$479,000	\$554,200	\$449,000 - \$779,000	5
6 Bedrooms	\$488,998	\$488,998	\$478,995 - \$499,000	2
Totals	\$402,000	\$457,573	\$298,000 - \$779,000	34

Source: California Association of Realtors Multiple Listing Data, April 13th to 28th, 1999

Table 18
Listing Price of Condominiums/Townhomes
April 1999

Number of Bedrooms	Median Price	Average Price	Price Range	Number of Units
1 Bedroom	\$94,900	\$94,900	\$94,900	1
2 Bedrooms	\$199,000	\$193,215	\$117,950 - \$289,500	23
3 Bedrooms	\$279,995	\$281,556	\$279,995 - \$281,556	7
Totals	\$239,000	\$221,651	\$94,900 - \$289,500	31

Source: California Association of Realtors Multiple Listing Data, April 13th to 28th, 1999

The majority of the single-family homes shown have 4 bedrooms, which is reflective of the significant proportion of large-unit housing in the City, with one-third of the City's housing having three or more bedrooms. Of the total units listed, about half are condominiums/townhomes. The majority of these consist of 2-bedroom units. As shown in Table 18, there is only one 1-bedroom condominium unit listed for sale, reflective of the fact that only one condominium project exists in the City with one-bedroom units. This project is a recent apartment to condominium conversion. The scarcity of 1-bedroom condominiums limits entry into the home ownership market, which means that low and moderate income households may be forced to remain in the rental market.

Housing Rental Rates

The median contract rent for El Segundo according to the 1990 Census was \$754 per month. This was lower than that for Manhattan Beach (\$1,001) and Hermosa Beach (\$863), but higher than that for Hawthorne (\$593) or Los Angeles County (\$570). The 1990 Census also indicated that of the 4,037 renter-occupied units, about 17 percent were single-family detached homes, and 3 percent were condominiums or townhomes.

Discussions with a local property manager indicate that current (1999) rental rates in El Segundo are fairly reasonable compared to those in immediate coastal neighboring cities. A summary of these rental ranges is shown below in Table 19, as compiled from recent newspaper advertisements. For example, a 2-bedroom apartment could rent for as low as \$750 per month in El Segundo, whereas in Hermosa Beach and Manhattan Beach a 2-bedroom apartment begins at \$1,200.

Table 19
Comparison of Rental Rates
El Segundo and Neighboring Coastal Communities
April 1999

Housing Type and Number of Bedrooms	Range of Rental Costs		
	El Segundo	Hermosa Beach	Manhattan
Apartments			
1 Bedroom	\$650 - \$895	\$975 - \$1,300	\$975 - \$1,500
2 Bedrooms	\$875 - \$1,200	\$1,200 - \$1,500	\$1,200 - \$2,100
3 Bedrooms	\$1,150 - \$1,750	\$2,995	n/a
Condominiums & Townhouses			
2 Bedrooms	\$1,100 - \$1,200	\$1,200 - \$1,500	\$1,725 - \$2,100
3 Bedrooms	\$1,650	\$2,995	n/a
Single-Family Homes			
3 Bedrooms	\$1,500 - \$2,200	n/a	n/a

Source: *Daily Breeze*, 4/13/99 - 5/13/99.

The April-May 1999 listings from the *Daily Breeze* document a median rent of \$735 for a one-bedroom apartment, \$1,050 for a two-bedroom apartment, and \$1,700 for a three-bedroom apartment. Rental rates for condominiums and townhomes were significantly higher. A total of 20 different units were listed in El Segundo during this one-month period, with only four units having three or more bedrooms.

Housing Costs and Affordability

The costs of homeownership and rent can be compared to a household's ability to pay for housing, using the 1999 HUD-established Area Median Family Income (MFI) limits for Los Angeles County of \$51,300. Table 20 illustrates maximum affordable mortgage payments and rents for a four-person household in Los Angeles County. Affordable housing cost is based on a maximum of 30 percent of gross household income going towards mortgage or rental costs. These maximum affordable costs would be adjusted downward for smaller households.

Comparison of these maximum affordable housing costs with the sales price data shown previously, indicates that not even moderate income households (81 to 120 percent MFI) would be able to afford the lowest priced single-family homes listed for sale in El Segundo. It should be noted however that asking prices are higher than actual sales prices. With earning power to purchase a home valued up to \$234,300, only 1 and 2 bedroom condominiums and townhomes are within the range of affordability of moderate income households. At a maximum affordable purchase price of about \$93,000, it is not likely that very-low income households (51% to 80% MFI) could afford even a small condominium unit. Although the condominium conversion project at 770 W. Imperial has 1-bedroom units that range from a selling price of \$90,000 to \$102,000 that may be affordable to very-low income households, the affordability limit is based on a four-person household. A four-person household would most likely not purchase a 1-bedroom unit due to overcrowding. The 2-bedroom units at 770 W. Imperial sell from \$119,000 to \$139,000, which are affordable to low-income households. The high price of single-family housing, along with the shortage of 1-bedroom condominiums, indicate that the opportunities for home ownership in the City are limited for lower and moderate income groups. In addition, the downpayment and closing costs may still represent a significant obstacle to home purchase. In terms of rental housing costs (Table 20), low income households can afford 1-2 bedroom apartments in El Segundo. With the median rent of a one bedroom at \$735, when adjusted for utilities, very low-income households (0-50% MFI) can not even afford a one-bedroom apartment in El Segundo. Moderate income households (81%-120% MFI) can afford virtually all rental options advertised in El Segundo, with the exception of three bedroom condominiums or single-family homes. Rental rates at 770 W. Imperial range from \$650 to \$675 for a 1-bedroom unit, and from \$850 to \$1,000 for a 2-bedroom unit. Although low-income households could afford units in this complex, very-low income households could not.

Table 20
Maximum Affordable Rent and For-Sale Housing Costs
Los Angeles County-1999

Income Level	Utility Allowance	Max. Affordable Mo. Rent	Max. Affordable Purchase Price¹
Very Low Income (0-50% MFI) \$25,650	\$50	\$591	\$93,010
Low Income (51-80% MFI) \$41,050	\$50	\$976	\$153,780
Moderate Income (81-120% MFI) \$61,550	\$50	\$1,489	\$234,300

¹ Based on ten percent downpayment, 30-year mortgage at 7.5% interest.

5. Assisted Housing At Risk of Conversion

State law requires the Housing Element to identify, analyze and propose programs to preserve housing units that are currently restricted to low-income housing use and will become unrestricted and possibly lost as low income housing. Based on review of Federal and State subsidized housing inventories, and confirmed by interviews with City staff, there are no "Assisted Housing Projects" in El Segundo as defined by State and Government Code Section 65583 (A) (8).

The City does own Park Vista, a 97-unit senior housing project developed in 1984 using City funds. While there are no affordability covenants associated with the project, rents are maintained at levels well below market. Current (1999) rents are \$248 for efficiency units, \$398 for one-bedroom handicapped accessible units, and \$498 for standard one-bedroom units. Occupancy is limited to persons who have lived in the City for at least one year, are capable of independent living, and whose annual incomes fall below \$30,000 for single-person households and \$35,000 for two person households. The project is managed by the non-profit Park Vista Board. According to the project's managers, one-bedroom units are in greatest demand, with a long waiting list for occupancy. In addition, management indicates many seniors have to be turned away from Park Vista who are no longer capable of fully independent living, and there are no assisted living facilities in El Segundo for seniors in need of a more supportive housing environment.

D. REGIONAL HOUSING NEEDS

California's Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the six-county southern California region, which includes El Segundo, the agency responsible for assigning these regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). The regional growth allocation process begins with the State Department of Finance's projection of Statewide housing demand for a five-year planning period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions.

SCAG is currently in the process of developing the Regional Housing Needs Assessment (RHNA) model for the 2000-2005 period. Draft revised RHNA figures published by SCAG in August 2000 identify an overall construction need for 78 new units in El Segundo. This construction need is further broken down by income category: 14 very-low income, 11 low income, 16 moderate income and 37 upper income, with an annual need of 10 new housing units.

E. HOUSING IN THE COASTAL ZONE

Approximately 50 acres within the City lies within the coastal zone. The area is a narrow strip, approximately 0.8 of a mile wide and 200 yards in length. All of this area is Zoned and has a Land Use Designation of Heavy Industrial (M-2). The coastal zone is completely developed with a major electrical power generating station owned by El Segundo Power/Dynagy, a Marine Petroleum Transfer Terminal, owned by Chevron and a small retail service station. Currently there is no residential development within the coastal zone, the General Plan, Zoning and Local Coastal Plan do not allow residential development within the coastal zone, and no changes are anticipated in the future which would allow the development of new residential uses.

3. SUMMARY OF HOUSING NEED

Assuring the availability of adequate housing for all social and economic segments of El Segundo's present and future population is an important goal for the City. To implement this goal, the City must target its programs and monetary assistance toward those households with the greatest need. This section of the Housing Element is a summary of the major housing need categories in terms of income groups as defined by Federal and State law. It includes the City's share of regional housing need as defined by the Southern California Association of Governments' (SCAG) Regional Housing Needs Assessment (RHNA). The City recognizes the special status of lower income households, which in many cases are comprised of elderly or disabled persons, single-parent households, or military households. As summarized in Table 21, the areas of greatest housing assistance need include the following:

1. ***Households Overpaying for Housing*** - Approximately one-third of all households in El Segundo are spending more than 30 percent of their income on housing. Of these overpaying households, two-thirds were renters, representing 36 percent of the total renter households in the City.
2. ***Special Needs Households*** - Certain segments of the population may have a more difficult time finding decent, affordable housing due to their special circumstances or needs. In El Segundo, the Needs Assessment documents the following groups with special housing needs:
 - 1,120 households headed by elderly persons. Of these households, 454 consist of elderly persons living alone;
 - 1,251 persons age 16 and over with physical disabilities;
 - 575 female-headed households, over half of which (325 households) included minor children. Over ten percent of the City's female-headed households with children were living in poverty;
 - U.S. Air Force base military personnel;
 - 7-10 chronic homeless individuals.
3. ***Age and Condition of Housing Stock*** - According to the Census, 68 percent of the City's housing units are greater than 30 years of age, the age at which housing typically begins to require major repairs. This represents a significant proportion of the City's housing stock, and indicates that preventive maintenance will be essential to ward off widespread housing deterioration.

The City's quarterly Code Inspection Compliance program identifies housing units that are in need of property maintenance or substandard. In all of 1998, the City identified 44 residential structures with code violations. These included properties containing units requiring substantial repair as well as rehabilitation. The highest concentration of residential properties cited for code violations are found in the northwest section of City.
4. ***Housing Costs and Affordability*** - Spring 1999 residential multiple listings in El Segundo document an average listing price of \$457,573 for single family homes and

\$221,651 for condominiums. According to local realtors, the local housing market is “hot”, with units typically on the market less than 30 days. Single-family housing prices in the City are well above levels affordable even to moderate income households, and while 1-2 bedroom condominiums are generally priced at levels affordable to moderate income households, there is only one condominium project in the City containing 1-bedroom units. Thus, the high price of housing, along with the shortage of 1-bedroom condominiums, indicates that opportunities for home ownership in the City are limited for moderate income households.

Apartments provide the primary form of rental housing in El Segundo and rent for a median of \$735 per month for a 1-bedroom, \$1,050 for a 2-bedroom, and \$1,700 for a 3-bedroom. While these rent levels are generally affordable to low income households, very low income households are priced out of the rental market even for one bedroom units. In addition, discussions with a local rental agency indicate that the demand for rentals is high in El Segundo, and the availability of vacant units are scarce.

5. ***Overcrowded Households*** - Household overcrowding in El Segundo is relatively nominal, with only 3.8 percent of the City’s households documented as having greater than 1.01 persons per room, compared to an overcrowding rate of 19 percent in Los Angeles County. Overcrowding among renter-households was more prevalent than among owner-households, with renters comprising 78 percent of the City’s overcrowded households. The low incidence of overcrowding in El Segundo is reflective of several factors: almost 50 percent of the housing stock has 5 or more rooms; relatively limited numbers of large family and minority households; and overall higher median incomes in the City.
6. ***Regional Housing Needs*** - The City is required to demonstrate in its Housing Element the availability of adequate sites to fulfill the City’s identified share of regional housing needs by income category.

SCAG is currently in the process of developing the Regional Housing Needs Assessment (RHNA) model for the 2000-2005 period. Draft RHNA figures published by SCAG in June 1999 identify an overall construction need for 78 new units in El Segundo. This construction need is further broken down by income category: 14 very-low income, 11 low income, 16 moderate income and 37 upper income. The City has zoning in place to accommodate over 400 additional units. Over 300 of these are multi-family units at densities of 18-27 units per acre, thereby reducing development costs to levels affordable to low income households for rental housing and moderate income households for ownership housing.

Table 21
Summary of Existing and Projected Housing Needs

Overpaying Households		Special Needs Groups	
Total	2,242	Elderly Households	1,120
Renter	1,461	Elderly Living Alone	454
Owner	781	Disabled Persons	1,251
		Female Headed Households	575
		w/Children	325
		Military Personnel	130
		Homeless	7-10
Units in Need of Repair		Housing Construction Need: January 1998 - June 2005	
Total	44	Total Construction Need	78
Substandard, Need		Very Low Income	14
Rehabilitation	44	Low Income	11
Substandard, Need		Moderate Income	16
Replacement	0	Upper Income	37

Note: Special needs figures cannot be totaled because categories are not exclusive of one another.

Sources: U.S. Department of Commerce, Bureau of the Census, 1990 Report; El Segundo Police Department; City of El Segundo Quarterly Code Compliance Inspection Reports, 1999; SCAG 1999 Regional Housing Needs Assessment.

4. HOUSING CONSTRAINTS

The provision of adequate and affordable housing is affected by both market conditions and governmental programs and regulations. Housing Element law requires a city to examine potential and actual governmental and non-governmental constraints to the development of new housing and the maintenance of existing units for all income levels. Market, governmental, and environmental constraints that contribute to housing development in El Segundo are discussed below.

A. MARKET CONSTRAINTS

1. Construction Costs

A major cost associated with building a new unit is the cost of building materials. In the current Southern California real estate market, the single factor which has the most impact on the cost of building a new house is the cost of building materials. It is estimated that these costs account for approximately 40 to 50 percent of the sales price of a new home. Typical residential construction costs for a single-family home are approximately \$78 per square foot.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, pre-fabricated factory built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing.

2. Land Costs

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land fairly high, particularly in South Bay coastal communities. Land holding costs incurred during the development process also add to the ultimate price of a new home. The two factors which most influence land holding costs are the interest rate on acquisition and development loans, and government processing times for plans and permits.

3. Availability of Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government insured loan programs may be available to reduce mortgage downpayment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. As shown in Table 22, in 1997, a total of 343 households applied for conventional mortgage loans to purchase homes in El Segundo. About 70 percent of the applications were originated (approved by lenders and accepted by applicants) and 11 percent were denied, with the remaining 19 percent of the applications withdrawn, closed for incompleteness, or not accepted by the applicants.

The overall denial rates for conventional home purchase loans by income of applicant shown in Table 22 are logical, with low income applicants exhibiting the highest denial rate (30 percent), and moderate and upper income households a much lower denial rate (10 percent). While the earlier analysis of housing sales prices indicates low income households are effectively priced out of the market in El Segundo, a greater number of moderate income renter households may be able to move into homeownership in the City's condominiums with limited public assistance. The small number of applications received from low income households (7 percent), indicates there may also be a need to provide informational and loan counseling services to lower income groups in the City.

Table 22
Disposition of Conventional Loans

Applicant Income	Home Purchase Loans				Home Improvement Loans			
	Total Appl'ns	% Originated	% Denied	% Other	Total Appl'ns	% Originated	% Denied	% Other
Low Income ($< 80\%$ MFI)	23	43%	30%	26%	3	0%	67%	33%
Moderate Income ($80 - 119\%$ MFI)	38	79%	10%	10%	2	50%	50%	0%
Upper Income ($\geq 120\%$ MFI)	269	69%	10%	20%	22	41%	32%	27%
Not Available	13	85%	0%	15%	1	0%	100%	0%
Total	343	70%	11%	19%	28	36%	39%	25%

Source: Home Mortgage Disclosure Act (HMDA) data for 1997. Tabulated with the Centrax software.

Overall, home improvement loans have lower approval rates. In 1997, 28 households in El Segundo applied for home improvement loans and only 36 percent were approved, indicating the

continued need for City assistance in providing rehabilitation loans. Again, the percentage of loans denied is highest in the low income category. This supports the need for a government-assisted rehabilitation assistance program for low income households.

The top mortgage lenders for El Segundo applicants in 1997 are summarized below in Table 23. The remaining lenders not shown processed ten or fewer applications each.

Table 23
Primary Mortgage Lenders in El Segundo: 1997

Institution	Number of Applications
Platinum Capital Group	34
Countrywide Home Loans	31
Bank of America, NT&SA	27
First Nationwide Mortgage	24
Washington Mutual Bank, FA	20
Glendale Federal Bank	14

Source: Home Mortgage Disclosure Act (HMDA) data for 1997.

Tabulated with the Centrax software.

B. GOVERNMENTAL CONSTRAINTS

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

1. Land Use Controls

The Land Use Element of the City of El Segundo's General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The City of El Segundo General Plan and Zoning Ordinance provide for a range of different intensities of residential land use, including the following:

- a) Single-Family Residential (R-1) - up to 8.7 dwelling units per acre.
- b) Two-Family Residential (R-2) - up to 12.4 dwelling units per acre.
- c) Multi-Family Residential (R-3) - up to 18 - 27 dwelling units per acre.
- d) Neighborhood Commercial (C-2) - up to 10 dwelling units per acre (above ground floor commercial use).
- e) Downtown Commercial (C-RS) - up to 10 dwelling units per acre (above ground floor commercial use).

In addition to the residential categories described above, the Medium Density Residential (MDR) zone is used as a type of “holding zone” which can be activated within certain areas of the Smoky Hollow Specific Plan and used in place of the base zone regulations. This zone allows densities from 18 to 27 units per acre to allow sufficient buffering and open space areas while sustaining residential and supporting commercial uses in the Specific Plan area.

An additional residential designation, the Planned Residential Zone (PRD), is to be used specifically for the former Imperial Elementary School Site. This zone permits up to 29 single-family detached units and 36 multi-family units. The purpose of this zone is to encourage the long-range development of residential property under an overall development plan for the site. Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. In El Segundo, 15 percent of the City's land area (533 acres) is designated for residential use. Multi-Family neighborhoods are by far the most common residential use in El Segundo, accounting for over one-half of the residential units in the City. This designation includes apartment complexes, “stacked flat”-style condominiums, and “townhome”-style condominiums.

The City's Land Use Element as amended in 1992 documents a residential “build out” of 7,674 units, or 334 above the City's existing (1998) housing stock of 7,340 units. This figure includes vacant residential land and underdeveloped land. The lack of available vacant land, therefore, is a major constraint to the development of housing within the City. The majority of the vacant land available is currently in non-residential zoning categories, therefore, the principal options

Table 24
Residential Development Standards

Zoning	Min. Lot Area	Front	Rear	Setbacks Side	Max. Height	Parking Requirements	Max. Lot Coverage
R-1	5,000 sf	22 ft./ 30 ft. Combined	5 ft.	3 - 5 ft. 10 %	26 ft./ 2 Story	2 spaces/unit & 1 additional space for du >3,000 sf ³	40% ¹
R-2	7,000 sf	20 ft.	5 ft.	3 - 5 ft. 10%	26 ft./ 2 Story	2 spaces/unit & 1 additional space for du >3,000 sf ³	50%
R-3	7,000 sf	15 ft.	10 ft.	3 - 5 ft. 10%	26 ft.	2 spaces/unit & 2 visitor spaces ^{2,3}	53%

Source: City of El Segundo Zoning Ordinance, March 17, 1998.

- Notes:
- (1) Lot coverage may be increased to 47% if the height of the structure is limited to 18 feet.
 - (2) Provides for 2 visitor spaces for the first 5 units and 2 visitor spaces for each additional 3 units (e.g. 3-5 units = 2 visitor spaces, 6-8 units = 4, 9-11 units = 6, 12-14 units = 8, etc.).
 - (3) Additional parking only required for new units. Existing units may expand without adding parking.

The City's covered parking requirements for each housing type are: one-family dwelling - fully enclosed garage; two-family dwelling - fully enclosed garage; and multiple-family dwelling - covered structure enclosed on three sides. Multiple-family dwellings include condominiums.

3. Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following paragraphs describe the City's provisions for these types of housing.

Multi-Family Rental Housing: Multiple-family housing is the predominant dwelling type in the City, comprising about 53 percent of the total housing units. The number of multi-family units has also been increasing due to recycling of underdeveloped single-family lots. There are still single-family homes located on land that is designated for multi-family use. The City's zoning ordinance provides for multiple-family units in the following three zones: Planned Residential Development (PRD); Multi-Family Residential (R-3); and Medium Density Residential (MDR).

Mobile Homes/Manufactured Housing: The City provides for mobile or manufactured homes within its residential zone districts if they meet specific standards. Both mobile homes and manufactured housing units must be certified according to the National Manufactured Housing Construction and Safety Standards Act of 1974, and can not have been altered in violation of applicable Codes. The units must also be installed on a permanent foundation in compliance with all applicable building regulations and Title 25 of the California Health and Safety Code.

Second, Third and Fourth Units: The City's zoning ordinance provides for second dwelling units on single-family residential zoned lots when the side lot line forms a common boundary line with lots zoned for higher intensity uses. The Code also allows a 3-family or 4-family dwelling on two-family residential zoned lots which meet the same criteria. The side lot line must be adjacent to one of the following higher intensity zones:

- a) R-3, Multi - Family Residential;b) C-RS, Downtown Commercial;
- c) C-2, Neighborhood Commercial;
- d) C-3, General Commercial;
- e) CO, Corporate Office;
- f) MU-N, Urban Mixed-Use North;
- g) MU-S, Urban Mixed-Use South;
- h) P, Automobile Parking.
- i) M-1, Light Industrial (Two-family residential only)
- j) M-2, Heavy Industrial (Two-family residential only)

Second units are also allowed on the front of any single family lot that does not meet the above zoning conditions, if the existing unit does not exceed 700 square feet and was built on the rear portion of the lot prior to December 26, 1947.

Transitional Housing and Emergency Shelters: There are currently no transitional housing facilities or emergency shelters within the City of El Segundo, and the City zoning ordinance does not define or specifically allow for, or prohibit these types of facilities. A program has been included in this Housing Element to establish an allowance in the zoning ordinance to permit transitional housing facilities in multi-family residential zones and emergency shelters in areas zoned for commercial use under a Conditional Use Permit process.

4. Development and Planning Fees

The City collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Fees are collected upon filing of an application for developments that require a discretionary approval. Fees are also collected at the time of building permit issuance. No school fees are required for new development west of Sepulveda Boulevard, and there are no "Quimby" (Parkland dedication), art or childcare fees required for any new development projects. Additionally, refuse collection is free for single-family residences and there is no utility users tax (electric, gas, phone and water) for any residential users. Impact fees (Fire, Police, Library and Traffic) are required to be paid prior to the issuance of a certificate of occupancy. All of these factors help to reduce the cost of housing in El Segundo.

Table 25 provides a listing of fees the City of El Segundo charges for residential development. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters if their installation is needed, or the builder may need a Variance, Conditional Use Permit, or Site Plan Review. The fees listed in Table 25 show those which are typically charged for a standard residential development.

Table 25
Fees Charged For Residential Development

Fee Type	Single-Family > 9 units Multi-Family > 6 units	Single-Family < 10 units Multi-Family < 7 units
Adjustments	\$520	\$375
Appeals	\$235 or \$50 ¹	\$170 or \$50 ¹
Precise Plan Residential	\$1,135	\$810
Preliminary Review	\$80	\$55
Subdivision	\$935	\$675
Conditional Use Permit	\$935	\$675
Zone Amendment	\$1,320	\$935
Environmental		
EIR Preparation (plus consultant costs)	\$3,650	\$3,650
Environmental Review	\$37	\$37
Smoky Hollow Floating Zone	\$1,060	n/a
Smoky Hollow Site Plan	\$750	n/a

Source: City of El Segundo Planning Division, April 1999.

1 A 50 % Appeal fee for a citizen's principal residence applies under certain conditions.

5. Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. El Segundo has adopted the Uniform Building Code (UBC) which establishes minimum construction standards. These minimum standards can not be revised to be less stringent without sacrificing basic safety considerations and amenities. No major reductions in construction costs are anticipated through revisions to local building codes. Working within the framework of the existing codes, however, the City will continue to implement planning and development techniques that lower costs and facilitate new construction where possible. Enforcement of all City codes is handled by the appropriate departments and is typically coordinated by the Community, Economic and Development Services Department. The Planning Division enforces the Zoning Ordinance.

6. Local Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. In response to State law, California cities have been working to improve the efficiency of permit and review processes by providing 'one-stop processing,' thereby eliminating duplication of effort. The passage of Assembly Bill 884, which took effect on January 1, 1978, has also helped to reduce governmental delays by: 1) limiting processing time in most cases to a one year, and 2) eliminating some of the "red tape" by requiring agencies to specify the information needed to complete an acceptable application. The City of El Segundo has fully implemented the provisions of AB 884, as well as more recent legislation requiring the establishment of one-stop permit coordination.

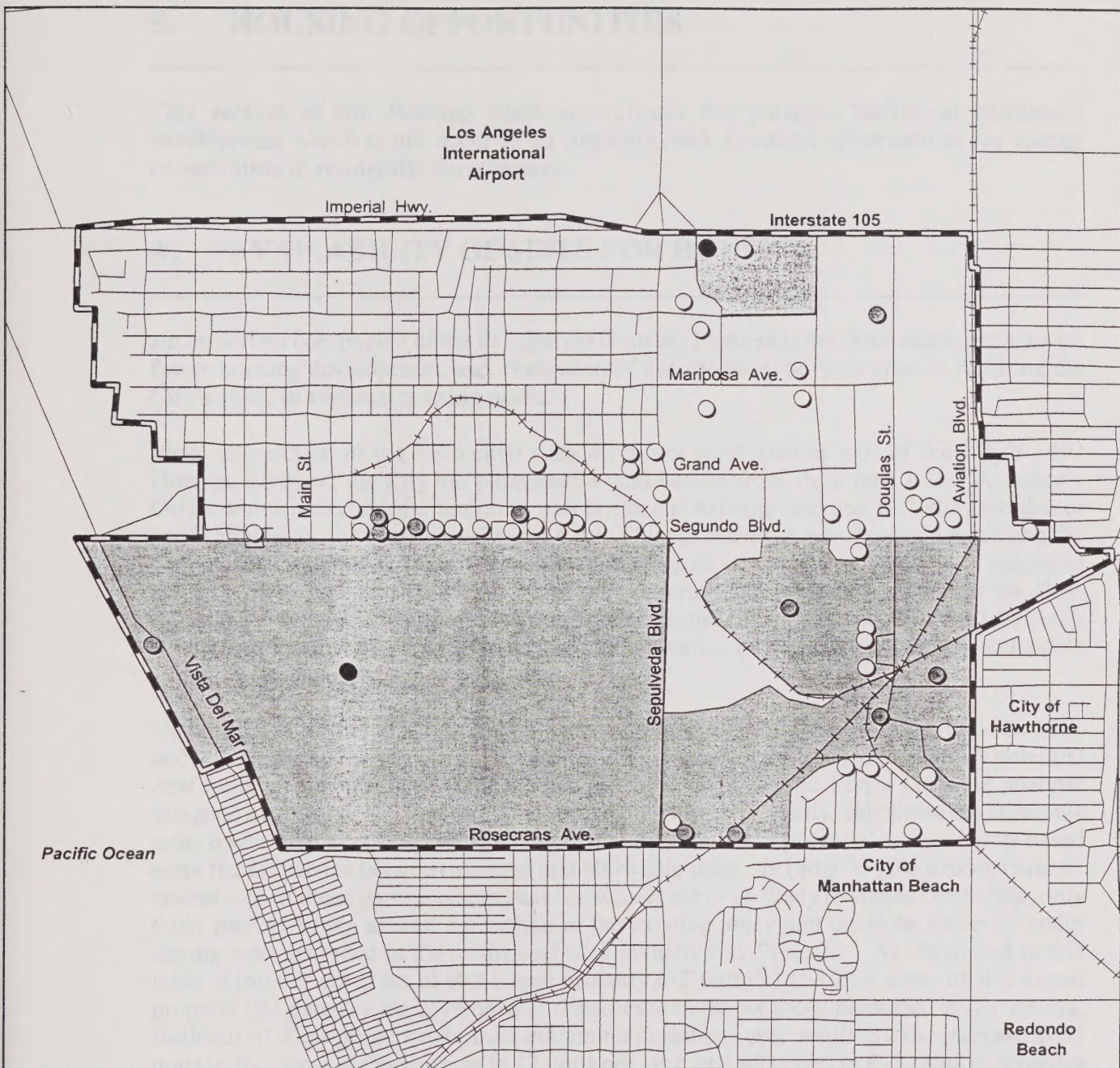
Based on periodic surveys conducted by the City, local processing times are quite comparable to those experienced in neighboring communities. Currently it takes approximately 2 to 6 weeks to review and process plans. Many minor permits are issued in a much shorter time frame including "over-the-counter" approval and permit issuance. Additionally, the City allows the issuance of separate grading and foundation permits prior to the issuance of the building permits. Plans are allowed to be submitted to plan check prior to the Planning Commission and City Council approval of the project. Zone changes and Planned Residential Developments (PRD) are typically taking 3 to 4 months to review and process for a public hearing, although this may vary depending upon the type of environmental review required. The Planning Commission remains the only entity in the review process, unless the Planning Commission decision is appealed. In this case, approval by the City Council is required. In addition, City Council approval is required for a zone change and General Plan Amendment.

C. ENVIRONMENTAL CONSTRAINTS

As a City with a large industrial base, numerous environmental related factors are present which pose constraints to residential development within El Segundo. Historically, less than 25 percent of the land within the City has been used for residential development. The remaining land has been used primarily for a mixture of light and heavy industrial purposes, including oil refineries, aircraft and space vehicle manufacturing, chemical production, corporate research and supporting office, commercial, and hotels. The development invested in these properties is substantial, making conversion to residential uses economically infeasible. When sufficient amounts of these properties have become available for recycling, the City has permitted residential uses in a mixed-use environment west of Sepulveda Boulevard, provided that infrastructure issues could be successfully addressed, and residential uses could be buffered from non-residential uses.

In comparison to other areas in Los Angeles County, the City of El Segundo is heavily affected by traffic, air quality, odor and safety issues related to flight operations at Los Angeles International Airport. Those residential areas located near the northern boundaries of the City are particularly subject to these impacts. The Circulation, Air Quality, and Noise Elements of the City's General Plan all contain policies that seek to minimize the negative effects upon these residential areas, and help ensure the protection of area residents.

Many of the industries operating in El Segundo use hazardous materials in their operations and have sites which are contaminated by toxins. Since heavy industry is the largest single land use in the City, hazardous materials use and management is a serious consideration. Heavy manufacturing comprises about 30 percent of the City's area, which is made up almost entirely of the Chevron Refinery. The uses associated with the Refinery, Hyperion Treatment plant, and two power plants preclude the development of additional housing in close proximity to these facilities. Although industries in El Segundo generate a diverse mix of hazardous waste, all heavy industrial uses must conform to the policies of the City's Hazardous Materials Element. The location of major waste generators and industrial land uses are shown in Figure 7.



-  City Boundary
 Low Degree of Risk
 Medium Degree of Risk
 High Degree of Risk
 Industrial Land Use


 north not to scale

SOURCE: City of El Segundo General Plan, 1988

Figure 7
Hazardous Waste Generators

City of El Segundo
Housing Element

5. HOUSING OPPORTUNITIES

This section of the Housing Element evaluates the potential additional residential development which could occur in El Segundo, and discusses opportunities for energy conservation in residential development.

A. AVAILABILITY OF SITES FOR HOUSING

An important component of the El Segundo Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs.

Since completion of the residential sites inventory conducted as part of the City's 1992 Housing Element, the City has purchased a land use database from the County Assessor's Office which includes information on parcel size and existing land use, including number of residential units, for every parcel in the City. This database can now be evaluated using the City's GIS (Geographic Information System) and cross tabulated with residential zoning to assess growth potential on every vacant and underutilized residential parcel in the City. Table 26 presents the results of this residential sites analysis. As illustrated in this table, only 4.1 acres (17 parcels) of vacant residential land remain in El Segundo, and can accommodate a total of 44 new units.

Underutilized residential properties represent the area of greatest growth potential in the City, and R-3 properties in particular. The following methodology was used to quantify potential new units on underutilized multi-family properties. Using the City's GIS, the analysis assigned a divisor to R-2 and R-3 zones based on allowable density, calculated the allowable units based on parcel size, and then calculated the number of potential net new units based upon the difference between existing and allowable units. In order to give a more realistic assessment of those parcels where land economics are most likely to support recycling, only those parcels where at least a doubling of the existing unit count could be achieved under zoning were included in the residential sites inventory in Table 26. As illustrated in this table, a total of six acres of R-2 zoned property (32 parcels) and 21.9 acres of R-3 zoned property (82 parcels) are developed at densities well below those permitted under zoning. Buildout of these properties to their maximum densities could result in a net increase in 32 units in R-2 areas at densities up to 12 units per acre, and 403 units in R-3 areas at densities up to 18 or 27 units per acre, depending on parcel size.

In addition to development on underutilized residential parcels, the City has designated two significant non-residential parcels/areas for future housing use. These properties are accounted for under Recyclable Acres in Table 26, and are described below.

The El Segundo General Plan designates the 5.7 acre former Imperial School site as Planned Residential Development, the only location of this land use district in the City. This mixed density residential designation is intended to encourage design flexibility and provide

transitional densities and uses compatible with the surrounding residential neighborhood. The General Plan permits a maximum of 29 single-family detached and 36 multi-family dwelling units on this site.

The City has adopted a Specific Plan for the area known as Smoky Hollow located north of the Chevron Refinery which permits primarily light industrial uses. The Plan does designate a total of 14 acres currently developed with light industrial use for transition to medium density residential (18 du/acre). Since adoption of the Specific Plan, one residential project known as Grand Tropez has been developed providing 88 units. Additionally, two other developments, a 28 unit and a 26 unit, condominium projects have been approved immediately to the east of Grand Tropez. The remaining 6.8 acres, which could be developed at 18 units/acre, could provide for an additional 122 units in Smoky Hollow. Existing infrastructure which serves the existing light industrial uses within the Smoky Hollow Specific Plan would be adequate to serve the future residential uses.

In addition to the properties that are zoned for residential use in the City, there are several commercial and industrial zones that could accommodate accessory residential uses, in a mixed-use environment. The Downtown Commercial (C-RS) and the Neighborhood Commercial (C-2) Zones allow one dwelling unit per parcel, or 10 dwelling units per acre, above ground floor commercial uses. Currently there are 8.8 acres of C-RS zoned property with 18 units and the C-2 Zone has 7.1 acres and 85 dwelling units. The Small Business (SB) and Medium Manufacturing (MM) zones, located within the Smoky Hollow Specific Plan area, also allow one “caretaker” unit per lot with a maximum size of 500 square feet per unit. Currently there are several existing caretaker units in the Smoky Hollow area. These zones have the potential to provide new residential units. These new units could provide affordable rental housing opportunities, particularly in the SB and MM Zones due to the limited unit size and restriction to use by a caretaker only. Additionally, the City’s Zoning Code allows the opportunity for joint-use, off-site, uncovered and tandem parking which allows more flexibility for new development of residential units particularly on sites that also have commercial or industrial uses.

As indicated previously in Table 21, El Segundo's draft regional housing growth needs for the 1998-2005 planning period have been determined by SCAG to be 78 housing units, including 14 very low, 11 low, 16 moderate, and 37 upper income units. The City’s residential sites analysis indicates potential for 419 net new units in the City based on existing zoning and General Plan designations. The majority of these units are provided at densities of 18 units and acre and above, thereby reducing per units development costs to levels affordable to low income households for rental housing and moderate income households for ownership housing.

Table 26
City of El Segundo
Residential Development Potential

Land Use Designation	Vacant Acres	Underutilized Acres	Recyclable Acres	Net Potential New Units
R-1 - Low Density (8 du/ac)	1.3			10
R-2 - Medium Density (12 du/ac)	0.2	6.0		33
R-3 - High Density (18 du/ac, 27 du/ac)	2.6	8.2		189
Planned Residential (29 SFR/36 MFR)			5.7	65
Medium Density Residential (MDR) - (18 du/ac, 27 du/ac)			6.8	122
Total	4.1	14.2	12.5	419 units

Source: City of El Segundo 1999 GIS Database. Tabulated by Cotton/Beland/Associates.

Parcels under 15,000 sq. ft. are permitted at densities up to 27 du/acre. Parcels over 15,000 sq. ft. are limited to 18 du/acre.

B. OPPORTUNITIES FOR ENERGY CONSERVATION

As residential energy costs rise, increasing utility costs reduce the affordability of housing. The City has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an “energy budget”. The following are among the alternative ways to meet these energy standards:

Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.

Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- Locating the structure on the northern portion of the sunniest portion of the site;
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions;
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face to the building to serve as a buffer between heated spaces and the colder north face;

In addition to energy-conserving design, local utilities offer the following energy conservation assistance programs to El Segundo residents:

Southern California Edison Customer Assistance Program

Southern California Edison (SCE) offers a variety of energy conservation services under Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. All CAP participants must meet the federally-established income guidelines. Most services are available free of charge.

Southern California Gas Company Involvement Program

The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

6. HOUSING PLAN

Sections 2 through 5 of the Housing Element establish the housing needs, opportunities and constraints in the City of El Segundo. The Housing Plan presented in this section sets forth the City's goals, policies, and programs to address El Segundo's identified housing needs.

A. GOALS AND POLICIES

This section of the Housing Element contains the goals and policies the City of El Segundo intends to implement to address a number of important housing-related issues. With a very limited supply of land and limited public funding sources, El Segundo's housing objectives are primarily to protect and preserve its existing housing stock. In addition to the small amount of new construction anticipated on presently underdeveloped residential land, the City will also provide an opportunity for private development of new units within the Smoky Hollow Mixed-Use district, on the Imperial School site, and in the Downtown and Neighborhood Commercial Zones.

The following five major issue areas are addressed by the goals and policies of this Element. Each issue area and the supporting goals and policies are identified and discussed in the following section.

- Conserving and improving the condition of the existing stock of affordable housing;
- Assisting in the development of affordable housing;
- Providing adequate sites to achieve a diversity of housing;
- Removing governmental constraints, as necessary; and
- Promoting equal housing opportunity.

Conserving Existing Affordable Housing Stock

According to the 1990 Census, about 68 percent of El Segundo's housing units are more than 30 years old, the age at which a housing unit will typically begin to require major repairs. This represents a significant proportion of the City's housing stock, and indicates that programs which assist with preventive maintenance may be necessary to avoid housing deterioration.

GOAL 1: Preserve and protect the existing housing stock by encouraging the rehabilitation of deteriorating dwelling units and the conservation of the currently sound housing stock.

***Policy 1.1:** Continue to promote the use of rehabilitation assistance programs to encourage property owners to rehabilitate owner-occupied and rental housing where feasible.*

***Policy 1.2:** Encourage investment of public and private resources to foster neighborhood improvement.*

***Policy 1.3:** Encourage the maintenance of sound owner-occupied and renter-occupied housing.*

***Policy 1.4:** Continue to promote sound attenuation improvements to the existing housing stock.*

Assisting in the Development of Affordable Housing

There is a range of household types in El Segundo that need housing to fit their particular circumstances. For example, about 35 percent of the population is between the ages of 25 and 44. This may indicate a need for affordable homeownership opportunities. The City seeks to expand the range of housing opportunities, including those for low- and moderate income first-time homebuyers, senior citizens on fixed incomes, very low-, low-, and moderate-income residents, the disabled, military personnel, and the homeless.

GOAL 2: Provide sufficient new, affordable housing opportunities in the City to meet the needs of groups with special requirements, including the needs of lower and moderate income households.

***Policy 2.1:** Provide regulations, as required by State law, to facilitate additional senior housing and develop programs to serve related special needs.*

***Policy 2.2:** Facilitate the creation of affordable home ownership opportunities for low and moderate income households.*

***Policy 2.3:** Provide an allowance in the City's Zoning Ordinance, as required by State law, to permit transitional housing facilities in multi-family residential zones and emergency shelters in commercial zones.*

***Policy 2.4:** Provide funding for the development of plans for a Community Center to provide expanded and consolidated services for seniors and large families.*

Providing Adequate Sites

As described in the Constraints section of the Housing Element, historically, less than 25 percent of the land within the City has been used for residential development. The remaining land has been used primarily for a mixture of light and heavy industrial purposes and is not available for residential use. A total of 335 acres are designated residential/commercial mixed use in El Segundo. Limited land resources thus restrict the amount of residential development that could occur in the City.

GOAL 3: Provide opportunities for new housing construction in a variety of locations and a variety of densities in accordance with the land use designations and policies in the Land Use Element.

Policy 3.1: Provide for the construction of 78 new housing units during the 2000-2005 planning period in order to meet the goals of the Regional Housing Needs Assessment (RHNA).

Policy 3.2: Allow property designated for multi-family use which currently contains single-family development to be recycled for multi-family residential development.

Policy 3.3: Permit vacant and underdeveloped property designated as residential to develop with a diversity of types, price and tenure.

Policy 3.4: Encourage new housing to be developed within the Smoky Hollow Mixed-Use district, and on the Imperial School site.

Policy 3.5: Continue to permit a second dwelling on selected single-family lots when such lots abut higher intensity land use designations.

Policy 3.6: Continue to permit a second dwelling on the front of select single-family lots which have a small older dwelling at the rear of the lot.

Policy 3.7: Continue to permit a third and fourth dwelling on selected two-family lots when such lots abut higher intensity land use designations.

Removing Governmental Constraints

In addition to the private sector, actions by City and other governmental regulations can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

GOAL 4: Remove governmental constraints on housing development.

Policy 4.1: Continue to allow second units, condominium conversions, caretaker units and second floor residential use in commercial zones as specified in the City's zoning ordinance.

Policy 4.2: Continue to allow factory-produced housing according to the City's zoning ordinance.

Policy 4.3: Facilitate timely development processing for residential construction projects and expedite project review process.

Policy 4.4: Facilitate provision of infrastructure to accommodate residential development.

Promoting Equal Housing Opportunities

In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

GOAL 5: Provide housing opportunities including ownership and rental, fair-market and assisted, in conformance with open housing policies and free of discriminatory practices.

***Policy 5.1:** Disseminate and provide information on fair housing laws and practices to the community.*

***Policy 5.2:** Promote governmental efforts to provide equal opportunity housing for existing and projected demands in El Segundo.*

***Policy 5.3:** Monitor the lending practices of local lending institutions for compliance under the Community Reinvestment Act to evaluate lending activities and goals toward meeting the community's credit needs.*

B. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of the five year update to their housing elements. These results should be quantified where possible (e.g. the number of units that were rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). These results then need to be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The El Segundo 1992 Housing Element contains a series of housing programs with related quantified objectives for the following topic areas: Fair Housing Opportunities; Groups with Special Needs; Preservation of Existing Housing Stock; New Housing Opportunities; and Resource Conservation. The following section reviews the progress in implementation of these programs, and the continued appropriateness of identified programs. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in the final section of this Housing Element.

GOAL H1: OPEN AND FAIR HOUSING OPPORTUNITIES

All El Segundo housing opportunities (ownership and rental, fair-market and assisted) will be offered in conformance with open housing policies and free of discriminatory practices.

Objective H1-1 (Fair Housing): Disseminate and provide information on fair housing laws and practices to the community.

Program H1-1A. The City will make information on “Fair Housing Law and Practices” available to all tenants, property owners, and other persons involved in the sale and rental of housing throughout El Segundo on an ongoing basis.

Progress to Date: The City continues to make information available on an ongoing basis.

Program H1-1B. The City will implement a program of referrals to the appropriate agencies for complaints on fair housing issues. These complaints will be monitored by the referral agency (Planning Division) as to the status of the complaint and will direct any action, if required, to the appropriate local, state, or federal agencies for further actions.

Progress to Date: The City has made information available as requests are received through a referral program that utilizes the services provided by the Westside Fair Housing Council. This program is funded through the City’s General Fund.

Program H1-1C (Low Income Referrals): The City will assure that information on the availability of assisted, or below-market housing is made available to all lower income and special needs groups.

Progress to Date: The City continues to refer requests for information on availability to the Los Angeles County Community Development Commission or the Los Angeles Housing Authority. The City refers low-income seniors to the Park Vista senior housing development located in El Segundo.

GOAL H2: GROUPS WITH SPECIAL NEEDS

Provide sufficient new, affordable housing opportunities in the City to meet the needs of groups with special requirements, including the needs of current military lower and moderate income households.

Objective H2-1 (Military): Provide funding through a Joint Powers Authority to subsidize market rents for military personnel employed at the Air Force Base in El Segundo.

Program H2-1A. The City shall provide a maximum of \$50,000 per year for a minimum of two (2) years to a Joint Powers Authority to subsidize military personnel rents until new military housing can be provided.

Progress to Date: This program is no longer active, and is not considered necessary given the expansion of military housing at Fort MacArthur. Approximately 1,500 employees work at the U.S. Air Force base in the City of El Segundo. Currently, there are 574 units provided at Fort MacArthur in San Pedro for all ranks of air force military personnel and their families. These units include two, three and four bedroom units. Another 71 units are currently under construction at Fort MacArthur. In addition, there are 52 single occupancy units available in three dormitories. There are also leased units available for enlisted personnel located throughout Los Angeles County. All military personnel are required to check with the Housing Referral office at Fort MacArthur before searching for off-base housing.

Objective H2-2 (Senior/Elderly): Provide regulations to facilitate additional senior housing.

Program H2-2A. Establish Senior Citizens' housing regulations that conform to the provisions of Government Code Section 65913.4 and 65915 (density bonus). Establish standards for location, parking, safety, recreation facilities, medical care, and other aspects of senior-orientated housing. Consider requiring all senior citizen projects to be approved under Conditional Use Permit. Establish appropriate monitoring and reporting procedures to assure compliance with approved project conditions.

Progress to Date: The City's Zoning Ordinance has been revised to provide for senior housing in the Multi-family Residential (R-3) zone through a CUP process, and

provides for use of a density bonus pursuant to State law. However, the City has not established specific development standards tailored to senior housing. To date there have been no applications for senior housing projects, therefore the City has not had the need to establish the applicable monitoring and reporting procedures. The 97-unit Park Vista senior housing development was built prior to the 1992 Housing Element.

Objective H2-3 (Community Reinvestment Act): Monitor the lending practices of local lending institutions for compliance under the Community Reinvestment Act to evaluate lending activities and goals toward meeting the community's credit needs.

Program H-2-3.1A. The City will monitor and evaluate local lending institutions' compliance with the CRA. Lending institutions which are deficient in meeting CRA lending responsibilities in areas such as multi-family construction and lending for affordable housing will be identified. The City will explore means to encourage greater lending activities in El Segundo.

Progress to Date: The City itself has not monitored and evaluated compliance with the Community Reinvestment Act. However, under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

Objective H2-4 (Housing Element/Annual Report): Ensure that the Housing Element retains its viability and usefulness through annual amendments, review, and monitoring.

Program H2-4A. To retain the Housing Element as a viable policy document, the Planning Division will undertake an annual review of the Housing Element and schedule an amendment, if required. Staff will also develop a monitoring program and report to the City Council annually on the progress and effectiveness of the housing programs. This monitoring program will be in conjunction with new State of California requirements regarding annual reports.

Progress to Date: The City is currently updating its Housing Element for the 2000-2005 cycle. State law requires that the City report annually to the City Council on the progress of its housing programs, and forward this report to the Department of Housing and Community Development (HCD).

GOAL H3: PRESERVATION OF EXISTING HOUSING STOCK

Preserve and protect the existing housing stock with special attention to housing located in the City's older neighborhoods.

Objective H3-1 (Neighborhood Improvement): Assist in the creation of a Neighborhood Improvement Program to provide local resident input and participation into neighborhood preservation and improvement programs.

Program H3-1A. Assist residents, especially in older neighborhoods, in the creation of a Neighborhood Improvement Program under which the City staff would: 1) promote organizations directed at fostering neighborhood pride and improvement; and 2) provide information on funding resources. Activities might include housing rehabilitation and repair, infrastructure maintenance and repair, weed abatement, abatement of code violations, neighborhood pride and awareness activities, charitable activities, and information outreach, among others.

Progress to Date: Although El Segundo has not established a formal Neighborhood Improvement Program, CDBG funds are utilized to support the City's Minor Home Repair program. In addition, inspectors from the City's Building Safety Division conduct a quarterly windshield survey to identify structures that are in disrepair or have other code violations. The Minor Home Repair and Code Compliance Inspection programs help identify structures in need of maintenance and repair as well as homeowners who may be eligible for assistance. Department staff for the Code Compliance program provide referrals to the Minor Home Repair program. Additionally, the Fire Department conducts an annual weed abatement program.

Objective H3-2 (Noise Mitigation): To improve the quality of living within the City of El Segundo by promoting sound attenuation improvements to the existing housing stock.

Program H3-2A. The City shall purchase and renovate an existing home, utilizing all modern sound attenuation devices. This home will serve as a model to citizens to illustrate the appearance and effectiveness of the sound attenuation devices. This program is primarily funded by the Federal Aviation Administration - FAA Part 150 Grant, Los Angeles Board of Airports.

Progress to Date: The City purchased and renovated a home which has served as a model for the sound attenuation process.

Program H3-2B. The City shall request funding from the FAA to renovate 707 existing homes with modern sound attenuation devices to reduce interior dBA ranges to acceptable levels.

Progress to Date: Through grants provided by the FAA's Residential Sound Insulation program, the City has renovated 122 homes to date with sound attenuation devices. The FAA supports 80 percent of the cost to insulate the residence, with the remaining 20 percent provided by the homeowner. For income-eligible homeowners, CDBG funds can be provided through the Residential Sound Insulation Program to pay the owner's 20 percent share of the cost.

Objective H3-3 (Condominium Conversion): Develop and implement a program to enforce the Condominium Conversion Ordinance and create a program to monitor conversions to condominium of those rental apartments which house primarily low and moderate income households and limit those conversions that reduce the supply of affordable housing for those income ranges.

Program H3-3.1A. Develop a program to limit condominium conversion when such conversions would reduce the number of low or moderate housing units available throughout the City.

Progress to Date: The City has received only two requests for conversion of apartment buildings to condominiums since adoption of the 1992 Housing Element. These projects were reviewed on a case by case basis, and were both approved for conversion based partially on a determination they did not reduce the availability of low or moderate housing units.

Objective H3-4 (Rental Stock Monitoring): Maintain a database of information on vacancy rates, rental rates, and physical condition of the City's existing rental housing stock, and utilize this database to evaluate programs affecting rental stock.

Program H3-4A. The City shall develop and implement a program in which it will periodically collect information on the factors affecting supply and demand of existing rental stock within the City. This information will be used in analysis of rental housing to be contained in the annual Housing Element Report.

Progress to Date: The City maintains a current inventory of the physical conditions of existing rental stock through its Code Compliance Inspection program. As confirmed through the Needs Assessment of this Housing Element, the rental rates in El Segundo are reasonable compared to other nearby coastal communities, and the City has a stable rental market. Therefore, it is not necessary to include a program for analysis of the rental market in the current Housing Element.

Objective H3-5 (Rehabilitation): Identify and rehabilitate substandard and deteriorating housing.

Program H3-5A. The Building Safety Division will develop and implement a program to monitor and report to the Planning Division information on housing stock that is substandard and/or deteriorating. Identified structures will be reported to the Planning Division for assistance under the City's rehabilitation and assistance programs.

Progress to Date: As described previously, the City has a quarterly Code Compliance Inspection Program which identifies structures that may be in violation of code due to lack of property maintenance, including poor landscape maintenance, buildings in disrepair, peeling paint and abandoned buildings. These cases are referred to the Code Compliance program and the Minor Home Repair program (as appropriate), under which the property owner may be eligible for a zero interest deferred loan payable when the property changes ownership. This program is supported by CDBG funds.

Objective H3-6 (Rehabilitation Incentives): Provide incentives for the rehabilitation and preservation of deteriorating rental units which house lower income residents.

Program H3-6A. The City will develop and implement a program to provide processing incentives for the owners of lower income rental stock in need of rehabilitation and preservation. These incentives will include, but not be limited to, the waiving or reduction of planning and building fees and priority processing.

Progress to Date: The City's programs and limited funding have been focused on the maintenance and rehabilitation of owner occupied residences. In the future the existing programs described below may be modified to accommodate rental units.

Objective H3-7 (Rehabilitation-Homeowners): Provide rehabilitation assistance, loan subsidies, and loan rebates for lower income households, persons of special needs, and senior homeowners, to preserve and rehabilitate deteriorating homes.

Program H3-7.1A. The City will develop and implement a homeowner rehabilitation program targeted to lower income, special needs (handicapped, low income large-family, etc.), and senior households that will consist of financial and processing incentives, such as low interest and deferred repayment loans, loan rebates, and priority processing.

Progress to Date: The City provides deferred zero interest loans due at change of ownership up to \$7,500 for low income property owners in order to make repairs. In addition, grants of up to \$1,500 are available to make handicapped related improvements. Grants of up to \$8,000 are provided for sound insulation. The CDBG Minor Home Repair and Residential Sound Insulation Programs provide the funding for these programs. Approximately 30 loans have been financed to date.

GOAL H4: NEW HOUSING OPPORTUNITIES

To provide opportunities for new housing construction in a variety of locations and a variety of densities.

Objective H4-1: Permit vacant and underdeveloped property designated as residential to develop with a diversity of types, price, and tenure.

Program H4-1.1: New housing development in existing and potential residential zones will be achieved through private sector efforts. New development will be achieved through the auspices of State Planning Law and the City's General Plan and Municipal Code. Although there is no special program for this overall objective, it is recognized that achievement of this objective will be heavily influenced by private sector marketing strategies; local, state, and national economic trends; availability of regional infrastructure and services; and other factors beyond the control of the City of El Segundo.

Progress to Date: The City's Regional Housing Growth needs (RHNA) from the prior planning period were for 1,112 units, including 156 very-low income, 171 low income, 224 moderate income, and 561 upper income units. Like other cities in Southern California, El Segundo was hit hard by the recession in the early 1990's and has only recently recovered. During the 1989-1999 period, a total of 149 units have been developed or are under construction in El Segundo. These include 71 single family homes, 56 condominium units and 22 apartment units. Over half of this development occurred in 1989, with the last condominium or apartment unit developed in 1990. However, three condominium developments (a 10, 3, and 26-unit project) have been recently approved for construction, reflecting the upswing in the economy.

Objective H4-2: To allow new opportunities to be developed within the Smoky Hollow Mixed-Use designation as indicated by the 1992 Land Use Element.

Progress to Date: A 28-unit project was approved in 1993 for construction in the Smoky Hollow Specific Plan. While this project was never constructed, the application is still currently active. A second 28-unit project (Holly Park Townhomes) was also approved in 1993 but the application has expired. A new proposal for a 26-unit condominium project was approved for the site in August of 2000.

Objective H4-3: Continue to permit a second dwelling on selected single-family lots when such lots abut higher intensity land use designations.

Progress to Date: The City has adopted provisions within its Zoning Ordinance to accommodate second units where single family lots abut higher intensity uses such as multi-family, and commercial uses. The ordinance provides for a second dwelling unit on a single-family zoned lot that has a side lot line that immediately abuts a lot zoned for the following:

1. R-3, Multi-Family Residential;
2. C-RS, Downtown Commercial;
3. C-2, Neighborhood Commercial;
4. C-3, General Commercial;
5. C-O, Corporate-Office;
6. MU-N, Urban Mixed-Use North;
7. MU-S, Urban Mixed-Use South

GOAL H5: RESOURCE CONSERVATION

Create new and redeveloped housing which conserves natural resources, in particular, energy, and water.

Objective H5-1 (Energy Conservation): Promote energy conservation in new housing development.

Program H5-1A. The City will continue to implement energy conservation measures in new housing development through State Building Code, Title 24 Regulations, and solar orientation of major subdivisions through Title 19 and 20 of the Municipal Code.

Progress to Date: The City complies with all regulations as set forth by State law, and all new development will be in accordance with these energy conservation measures.

Objective H5-2 (Water Conservation): Promote resource conservation including water conservation in new housing development.

Program H5-2A. New housing construction developed under a water emergency may be required to develop strict conservation guidelines, including, but not limited to, mandatory installation of low-flush and low-flow bathroom and kitchen fixtures, drought-tolerant landscaping or modification of landscaping requirements until the water emergency is lifted, and requiring the use of reclaimed water in all construction grading projects. Any such actions shall be in accord with policies adopted by the City in response to declared emergencies.

Progress to Date: The City has not been subject to a water emergency since the last housing element was prepared. In the event that a water emergency is declared, the City would follow the water conservation guidelines specified. This would include adhering to the City's water conserving landscape ordinance and guidelines.

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address El Segundo's identified housing needs and are implemented through a series of housing programs. Housing programs define the specific actions the City will take to achieve specific goals and policies.

The City of El Segundo's overall housing program strategy for addressing its housing needs has been defined according to the following issue areas:

- Conserving and improving the condition of the existing stock of affordable housing;
- Assisting in the development of affordable housing;
- Providing adequate sites to achieve a diversity of housing;
- Removing governmental constraints, as necessary; and
- Promoting equal housing opportunity

El Segundo's housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the above five areas. The housing programs introduced on the following pages include programs that are currently in operation and new programs which have been added to address the City's unmet housing needs.

Conserving and Improving Existing Affordable Housing

Preserving the existing housing stock in El Segundo is a top priority for the City and maintaining the City's older neighborhoods is vital to conserving the overall quality of housing in the community. Approximately 68 percent of El Segundo's housing stock is more than 30-years old, indicating that there is a strong future need for rehabilitation. .

1. Home Rehabilitation Loan Programs

The goal of these programs are to offer residents an opportunity to live in a safe and sanitary environment, by offering rehabilitation assistance to lower income single family households. These programs include a grant program for handicapped improvements, and zero interest loans for single- and multi-family rehabilitation.

1a. Minor Home Repair Program (MHR)

This program represents the major effort by El Segundo to maintain and improve the City's housing stock. The Program is supported by CDBG funds that provide for minor maintenance and repairs on income qualified owner occupied units. The City provides zero interest deferred loans, due upon sale or transfer of ownership, up to a maximum of \$7,500 for low-income property owners. In addition, grants of up to \$1,500 are available to make handicapped related improvements.

Five Year Goal: *Provide assistance to six households annually, and advertise program availability through brochures, placement on the City's website, and in conjunction with the City's Code Compliance program.*

1b. Residential Sound Insulation Program (RSI)

The FAA (Federal Aviation Administration) provides rehabilitation grants for up to 80 percent of the cost required to insulate owner occupied single-family and condominium ownership homes. The purpose of this program is to renovate the home with modern sound attenuation devices to reduce interior decibel ranges to acceptable levels. The remaining 20 percent of the cost must be provided by the homeowner, but may be provided through the City's CDBG funds for low income homeowners. The City provides direct grants up to a maximum of \$8,000 for owner occupied single-family residences and \$6,000 for condominiums, for low-income property owners not to exceed the property owner's 20 percent obligation. Approximately 700 homes in El Segundo have been identified for insulation under this program, with over 120 homes completed to date.

Five Year Goal: *Encourage impacted residences to take advantage of program, with the goal of completing insulation of all 700 impacted homes.*

1c. Countywide HOME Rental Rehabilitation Loan Program

As a participating city in the Urban County program, El Segundo is eligible to participate in the County's Rental Rehabilitation Loan Program. This program provides financial assistance to rental property owners for the rehabilitation of multi-family units that are made available to tenants at or below 80 percent MFI. It allows the rental owners to rehabilitate affordable rental housing for low-income families by providing financial support through the utilization of public/private funding sources to maintain existing rental properties.

Five Year Goal: *Advertise program availability through placement of program brochures at the public counter, on the City's website, and in conjunction with the Code Compliance program.*

2. Code Compliance Inspection Program

The Building Safety Division of El Segundo conducts quarterly code compliance inspections to monitor housing conditions throughout the City. This allows for early detection and prevention of deterioration in neighborhoods and helps to eliminate deteriorated property

conditions in residential areas. Residents cited for code violations are informed of rehabilitation assistance available through the City and County.

Five Year Goal: *Continue quarterly code compliance inspections.*

Assist in Production of Affordable Housing

The Housing Element proposes several first-time homebuyer programs aimed at moving renters into homeownership and promoting neighborhood stability. In addition, new construction is a major source of housing for prospective homeowners and renters. However, the cost of new construction is substantially greater than other program categories. Incentive programs, such as density bonus, offer a cost effective means of supporting affordable housing development. The City can take advantage of several programs offered through the County that provide funding support for the development of affordable housing.

3. First-Time Homebuyer Programs

While single-family housing comprises the dominant housing type in El Segundo, the City has become a predominant renter community. Homeownership prices are well above levels affordable to low and most moderate income households. The goal of these programs is to increase homeownership in the community by providing mortgage and downpayment assistance to the City's low and moderate income renters.

3a. Countywide Affordable Homeownership Program (HOP)

The County offers a first-time homebuyer program for low-income households (at or below 80% MFI), including qualified El Segundo residents. The program provides loans secured by a second deed of trust which homebuyers may use to pay their downpayment and closing costs. Where appropriate, this program can be used in conjunction with new construction of ownership housing, as well as the Mortgage Credit Certificate (MCC) Program.

Five Year Goal: *Advertise program availability through placement of program brochures at the public counter, on the City's website, and through contact with the local real estate community.*

3b. Lease-to-Own Program

This program promotes affordable home ownership opportunities for low and moderate income households earning up to 140 percent of the MFI. This program is utilized by a growing number of cities in Southern California and is financed through tax exempt bond issues and private long-term mortgage financing. To initiate this program, a joint powers authority from participating governments needs to be created to issue tax exempt bonds to buy homes for lease-purchase. The bonds are fully insured by the private sector. Eligible housing stock may be new or existing single-family homes or condominiums, and must be owner-occupied.

Under this lease/purchase program, the lease/purchasers must contribute the first month's rent plus an initial fee equal to 1% of a home's purchase price. The joint powers authority will put 3% down on each home. The lease/purchasers will then make monthly payments roughly equivalent to mortgage payments. After three years of leasing the property, the lease/purchasers can purchase the homes by assuming the mortgages. The joint powers authority will also pay closing costs which will be discounted by the lenders and escrow companies participating in the program.

Five Year Goal: *Contact the California Communities Home Ownership Alliance (CCHOA), and Pacific Finance Agency to pursue participation in a Lease-to-Own program.*

3c. Mortgage Credit Certificate (MCC)

As a means of further leveraging homeownership assistance, the City can participate with the County in implementation of a Mortgage Credit Certificate Program. An MCC is a certificate awarded by the CDC authorizing the holder to take a federal income tax credit. A qualified applicant who is awarded an MCC may take an annual credit against federal income taxes of up to twenty percent of the annual interest paid on the applicant's mortgage. This allows more available income to qualify for a mortgage loan and to make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding.

Five Year Goal: *Contact the Los Angeles County Community Development Commission regarding participation in the MCC program.*

3d. Location Efficient Mortgage (LEM)

The LEM Program is a new demonstration program implemented by a partnership that includes the Southern California Association of Governments. The program rewards homebuyers for purchasing homes within neighborhoods that reduce the need for a car, by allowing them to qualify for up to \$50,000 more when applying for a home loan. These “location efficient” neighborhoods are those in urban communities that are well served by public transit and where destinations are located close together so that residents can walk or bike instead of driving. The homebuyers’ savings in reduced annual vehicle expenses are then counted as available income when lenders calculate the loan amount that a borrower can qualify for. Local lenders have been trained on how to originate the loan. The residential area west of Sheldon Street in El Segundo is identified as an area where potential home purchasers are eligible to apply for an LEM.

Five Year Goal: *Promote use of the LEM program through the City’s newsletter, flyers and website, and direct contact with local realtors and lenders.*

Providing Adequate Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for all types, sizes and prices of housing. Both the general plan and zoning ordinance dictate where housing may be located, thereby affecting the supply of land available for housing. The Housing Element is required to demonstrate the provision of adequate sites under General Plan and zoning to address the City’s share of regional housing needs (RHNA), identified as 78 units for El Segundo, including 14 very low income, 11 low income, 16 moderate income, and 37 upper income units.

4. Land Use Element

The residential sites analysis completed for the Housing Element indicates the City can accommodate just over 400 additional dwelling units under existing General Plan and Zoning designations. Close to half of these units are located within the Smoky Hollow Specific Plan Medium Density Residential Overlay District (122 units) and on the Imperial School site (65 units), which would require removal of existing uses prior to development. Only 4.1 acres of vacant residential land remain in the City.

Residential uses are also permitted as accessory uses in several of the commercial and industrial zones. The Neighborhood Commercial (C-2), Small Business (SB), and Medium Manufacturing (MM) Zones all allow one residential unit per lot. The SB and MM Zones are limited to one “caretaker” unit per lot with a maximum size of 500 square feet per unit. These zones have the potential to provide new residential units, which could provide affordable housing opportunities due to their limited size and restriction as for use by a

caretaker on the property. Additionally, the City's Zoning Code allows the opportunity for joint use, off-site, uncovered and tandem parking which allows more flexibility for new development of residential units, particularly on sites that also have commercial or industrial uses.

Five Year Goal: *Continue to provide adequate sites through General Plan and zoning to accommodate the City's share of regional housing needs.*

5. Facilitate Development on Underutilized Sites

Due to the scarcity of vacant land remaining in El Segundo, the City can play an important role in providing information to prospective developers on sites suitable for residential development. The City will facilitate development on underutilized properties by providing potential housing developers with a list of underutilized Multi-Family Residential (R-3) and Medium Density Residential (MDR) properties. In addition, the city intends to advise homebuyers and developers that they may pursue a variety of public and private funding sources in support of affordable housing development.

Five Year Goal: *In order to bring the sites and funding together as a package before the development community, the City will conduct a Developer's Workshop to discuss residential development opportunities, available funding sources and local incentives for affordable housing development.*

6. Sites for Transitional Housing/Homeless Shelters

The City's Zoning Ordinance does not explicitly allow for homeless facilities in El Segundo. The City will modify its zoning ordinance to permit transitional housing in appropriate residential zones and emergency housing in commercial and industrial zones, all subject to approval of a Conditional Use Permit (CUP). The CUP will set forth conditions aimed at enhancing the compatibility of transitional housing and emergency shelters with the surrounding neighborhood or commercial district, and will not unduly constrain the creation of such facilities.

Five Year Goal: *Amend the Zoning Ordinance to reflect provisions for emergency shelters and transitional housing by the year 2002.*

Removing Governmental and Other Constraints

Like all jurisdictions in California, El Segundo has governmental regulations that affect housing development. These include the charging of permit processing and development fees, adoption of the Uniform Building Code, and the establishing of processing times for tentative tract maps, and conditional use permits or variances. Under present State law, the El Segundo Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of

housing. The following programs are designed to lessen governmental constraints on housing development.

7. Density Bonus/Development Incentives Ordinance

Pursuant to State density bonus law, if a developer allocates at least 20 percent of the units in a housing project to lower income households, 10 percent for very low income households, or at least 50 percent for "qualifying residents" (e.g. seniors), the City must either: a) grant a density bonus of 25 percent, along with one additional regulatory concession to ensure that the housing development will be produced at reduced cost, or b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit. The developer shall agree to and the City shall ensure continued affordability of all lower income density bonus units for a minimum 30-year period.

The City will adopt a local density bonus ordinance to comply with State law and to specify regulatory concessions to be offered. The Ordinance will provide density incentives for multi-family projects in the R-3 Zone. A range of potential regulatory concessions will be set forth in the ordinance, such as flexibility in height limits, reduced parking, reduced setbacks, and/or reduced open space requirements.

Five Year Goal: *Adopt a local density bonus ordinance by 2002, and promote through development of a brochure for distribution to the local Board of Realtors and local developers, and through the City's newsletter and website. The City will also conduct a "Developer's Workshop" to present information on available residential sites, funding sources, and regulatory incentives under the Development Incentives Ordinance.*

8. Expedite Project Review

A community's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. Periodic surveys conducted by the City indicate that local processing times are quite comparable to those experienced in neighboring communities. In addition, the City has fully implemented the provisions of AB884¹, as well as one-stop permit coordination.

Five Year Goal: *Continue to provide prompt project review to minimize project holding costs.*

¹ AB884 took effect on January 1, 1978 and limits processing time in most cases to 1 year, and requires agencies to specify the information needed to complete an acceptable application.

Promoting Equal Housing Opportunities

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. More generally, this program component entails ways to further fair housing practices.

9. Fair Housing Program

Fair Housing is a citywide program that provides assistance to El Segundo residents to settle disputes related to violations of local, State, and Federal housing laws. Also, Fair Housing provides an educational program concerning housing issues for tenants and landlords. El Segundo contracts with the Westside Fair Housing Council, for fair housing outreach and educational information and landlord/tenant dispute resolution. The City will advertise the program and continue to promote fair housing practices, provide educational information on fair housing at the public counter. Complaints will be referred to the appropriate agencies. Additionally, the City contracts with the Dispute Resolution Services (DRS) which provide no and low cost dispute resolution for a variety of issues including housing disputes.

Five Year Goal: *Continue to offer fair housing services through a local service provider, and distribute program brochures at the public counter and on the City's website.*

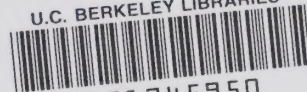
Table 27
Housing Program Summary

Housing Program	Program Objective	Program Action	Funding Source	Responsible Agency	Time Frame
Conserving and Improving Existing Affordable Housing					
1. Home Rehabilitation Loan Programs					
a) Minor Home Repair Program (MHR)	Provide deferred loans for minor maintenance to low-income property owners	Provide assistance to 6 households annually, and advertise program availability.	CDBG	City Planning Division	2000-2005
b) Residential Sound Insulation Program	Provide grants for sound insulation resulting from aircraft overflight.	Encourage residents to take advantage of program, with goal of insulating all 700 impacted homes.	Federal; CDBG	FAA, City Planning Division	2000-2005
c) Countywide HOME Rental Rehabilitation Loan Program	Provide loans to multi-family rental property for rehabilitation	Advertise program availability, and provide information in conjunction with code enforcement	HOME	County CDC	2000-2005
2. Code Compliance Inspection Program	Maintain existing housing stock	Conduct quarterly code compliance inspections	General Fund	Building Safety Division	2000-2005
Assist in Production of Affordable Housing					
3. First-Time Homebuyer Programs					
a) Countywide Affordable Homeownership Program	Provide expanded home ownership opportunities to low and moderate income households	Advertise program availability	County HOME, CDBG	County CDC	2000-2005
b) Lease-to-Own Program		Contact finance authorities in southern California to pursue participation	Tax-exempt bond issues; private long-term mortgage financing	City Planning Division, Joint powers authority	2001
c) Mortgage Credit Certificate (MCC)		Contact County CDC to pursue participation	Federal income tax credit	City Planning Division, County CDC	2001
d) Location Efficient Mortgage		Actively promote use of program	SCAG Transport. funding	City Planning Division, SCAG	2000-2005

Table 27
Housing Program Summary

Housing Program	Program Objective	Program Action	Funding Source	Responsible Agency	Time Frame
Providing Adequate Sites					
4. Land Use Element	Continue to provide adequate sites to address regional housing needs	Maintain current General Plan and Zoning	General Fund	City Planning Division	2000-2005
5. Facilitate Development on Underutilized Sites	Promote development on underutilized sites	Provide potential housing developers with list of underutilized properties and conduct funding sources workshop	General Fund	City Planning Division	2001
6. Sites for Transitional Housing/Homeless Shelters	Provide zoning for transitional housing/homeless shelters	Modify zoning ordinance to provide appropriate locations for facilities	General Fund	City Planning Division	2002
Removing Governmental and Other Constraints					
7. Density Bonus/Development Incentives Ordinance	Provide incentives for the development of affordable housing	Adopt a local density bonus ordinance	General Fund	City Planning Division	2002
8. Expedite Project Review	Encourage development of affordable housing	Continue to provide prompt project review	General Fund	City Planning Division	2000-2005
Promoting Equal Housing Opportunities					
9. Fair Housing Program	Assure equal access to housing for all residents	Continue contracting with the Westside Fair Housing Council to provide fair housing services	CDBG	Westside Fair Housing Council; City Manager	2000-2005
Five Year Goals Summary:					
Total units to be constructed: 78 (14 Very Low, 11 Low, 16 Moderate, 37 Upper)					
Total units to be rehabilitated 30 low income					
Total units to be conserved: 97 low income (Park Vista senior)					

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